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Apartment on the quays in the heart of the 6th

Lyon , Rhône , Auvergne-Rhône-Alpes



€590,000

inc. of agency fees

3 Beds

115 sqm

In the heart of the Edgard Quinet district, resulting from a complete restoration, this 115.09sqm Carrez apartment stands out on the mezzanine of a beautiful, opulent building from the end of the 18th...

At a Glance

Reference MFH-EAL7588-2

Near to Lyon

Price €590,000

Bed 3

Pool No

Hab.Space 115 sqm

Land Tax N/A

Property Description

In the heart of the Edgard Quinet district, resulting from a complete restoration, this 115.09sqm Carrez apartment stands out on the mezzanine of a beautiful, opulent building from the end of the 18th century. From the entrance, a beautiful living room with a fitted kitchen with a central island, entirely open to a living room and relaxation lounge. The night area is divided into three bedrooms. The first is peacefully installed on the courtyard side, behind a pretty glass roof. The other two, of beautiful surface areas, benefit from the pleasant view, on the river bank side. One offers the possibility of two beds and has large wall cupboards.

The last is a master bedroom, with a dressing room and a beautiful period fireplace. A sliding door reserves a bathroom, double sinks with window, separate toilets and a laundry area. A large cellar, of 15sqm, closes the visit with a door worthy of the name. Quality renovation where travertine in the kitchen, parquet flooring and neat decoration come together in a bright property in this highly sought-after area of the 6th arrondissement of Lyon. Property subject to the status of co-ownership: 88 lots, including 32 residential lots and 13 parking lots Additional information: - Place Maréchal Lyautey a stone's throw away, - Foch metro station 400m away, - Property tax: EUR1,000 per year ENERGY CLASS: C - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) between EUR1,140 and EUR1,590 (Diagnostics established on 09/27/2024) - Condominiums of 88 units (No proceedings in progress).

Annual expenses : 340 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€590,000

Key Information

Year Built:	1844
Internal Area:	115 sqm

Location: Auvergne-Rhône-Alpes



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