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## Apartment renovated by an architect

Lyon , Rhône , Auvergne-Rhône-Alpes



**€595,000**

inc. of agency fees

1 Beds

1 Baths

118 sqm

Located in the Saint Nizier district in the heart of the peninsula in a quiet street, this 118m<sup>2</sup> apartment is on the 4th floor with elevator of a beautiful old building. From the entrance, the quality...

### At a Glance

Reference MFH-EAL8521-6

Bed 1

Near to Lyon

Bath 1

Pool No

Price €595,000

Hab.Space 118 sqm

Land Tax N/A

### Property Description

Located in the Saint Nizier district in the heart of the peninsula in a quiet street, this 118m<sup>2</sup> apartment is on the 4th floor with elevator of a beautiful old building. From the entrance, the quality of the renovation and materials is revealed with a perfect blend of old and contemporary.

The living room, a real asset and favorite of this property, with an area of 64m<sup>2</sup> is located on the street side.

On the courtyard side, a high-end semi-open kitchen is fitted out in an alcove with exposed stone. The night area, designed like a hotel suite, in complete calm, consists of large dressing rooms, a bathroom with shower and bathtub and a 22m2 night space. The location, the quality of the renovation and the charm of this apartment make it a rare property.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR870 and EUR1,220

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Condominiums of 13 units (No proceedings in progress).

Annual expenses : 2312 euros.

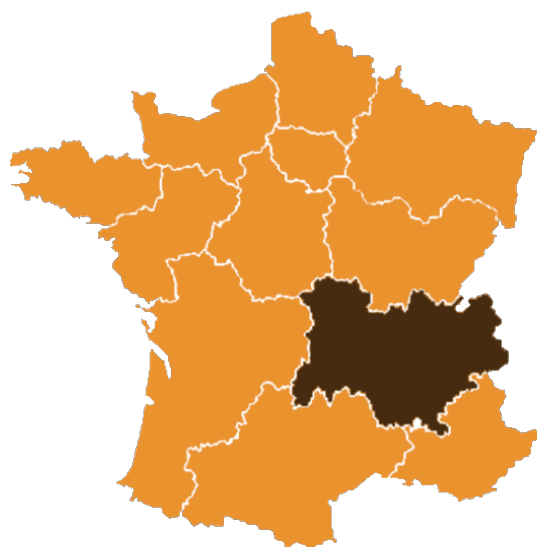
## Summary

Property type:	Apartment
Bedrooms:	1
Bathrooms	1
Price	€595,000

## Key Information

Internal Area:	118 sqm
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## Location: Auvergne-Rhône-Alpes



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**C. BAUER – Sunday Times**

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