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Old with charm at the foot of the metro

Lyon , Rhône , Auvergne-Rhône-Alpes



€569,000

inc. of agency fees

4 Beds 1 Baths 138 sqm

This elegant 138 sqm Carrez apartment is located in the heart of the 7th arrondissement of Lyon. Nestled in a beautiful building with elevator, this refined living space benefits from a privileged location,...

At a Glance

Reference	MFH-EAL9054	Near to	Lyon	Price	€569,000
Bed	4	Bath	1	Hab.Space	138 sqm
		Pool	No	Land Tax	N/A

Property Description

This elegant 138 sqm Carrez apartment is located in the heart of the 7th arrondissement of Lyon. Nestled in a beautiful building with elevator, this refined living space benefits from a privileged location, at the foot of the Saxe-Gambetta metro station on the Saint-Louis side and in the immediate vicinity of all amenities. Upon entering, a hall with storage leads to a living room bathed in light, decorated with a semi-open kitchen that combines functionality and conviviality. The 4 bedrooms, generously sized, offer surfaces ranging from 13 to 23 sqm. A bathroom, a shower room, as well as two separate toilets complete the interior space. This

apartment enjoys a beautiful high ceiling which accentuates the impression of volume and brightness. The original oak parquet flooring gives a timeless charm to this property which also offers various development possibilities. A cellar completes this ensemble. A closed garage in addition Do not miss this rare opportunity to combine charm, space and exceptional location in the heart of Lyon. Property subject to the status of co-ownership: 27 lots ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR1,230 and EUR1,710 -

Condominiums of 27 units (No proceedings in progress).

Annual expenses : 4200 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€569,000

Key Information

Internal Area:	138 sqm
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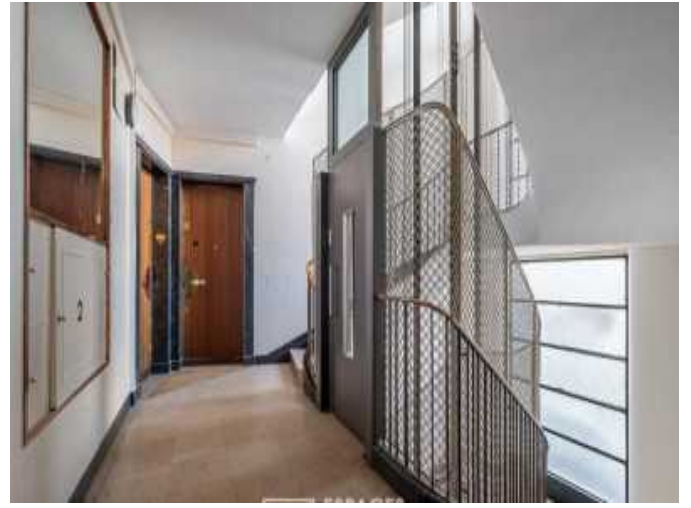
Location: Auvergne-Rhône-Alpes



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