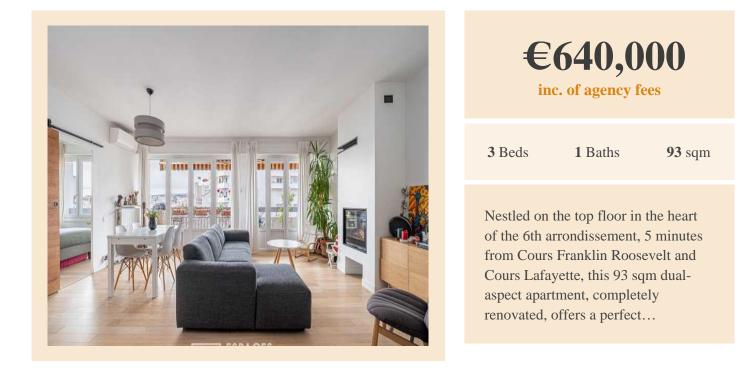


# **Renovated top floor apartment in the heart of the 6th arrondissement**

#### Lyon, Rhône, Auvergne-Rhône-Alpes



#### At a Glance

Reference	MFH-EAL9448
Bed	3

Near to	Lyon
Bath	1
Pool	No

Price€640,000Hab.Space93 sqmLand TaxN/A

#### **Property Description**

Nestled on the top floor in the heart of the 6th arrondissement, 5 minutes from Cours Franklin Roosevelt and Cours Lafayette, this 93 sqm dual-aspect apartment, completely renovated, offers a perfect combination of volume and contemporary comfort. Upon entering, the eye is captivated by a bright living room with generous volumes, enhanced by a fireplace and oak parquet flooring. Large openings bathe the space in

natural light and provide access to a balcony, ideal for enjoying a coffee with a clear view. The open and fully equipped kitchen blends harmoniously into the whole, creating a friendly and elegant space. On the night side, three spacious bedrooms, including a master bedroom with dressing room, offer absolute comfort. A bathroom with bathtub and shower completes this rare property on the market. Air-conditioned and renovated with beautiful materials, this apartment combines modern amenities, top floor with elevator and exterior in one of the most sought-after areas of Lyon Property subject to the status of Co-ownership: 20 Annual Charges: EUR1400 ENERGY CLASS: C / CLIMATE CLASS: C - Condominiums of 20 units (No proceedings in progress).

Annual expenses : 1400 euros.

## Summary

Property type: Bedrooms: Bathrooms Price Apartment 3 1 €640,000

## **Key Information**

Internal Area:
Property Features:
Balcony: 1

93 sqm

# Location: Auvergne-Rhône-Alpes



## Gallery

























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