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

Lyon , Rhône , Auvergne-Rhône-Alpes



# €640,000

inc. of agency fees

3 Beds

1 Baths

93 sqm

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...

### At a Glance

**Reference** MFH-EAL9448

**Bed** 3

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €640,000

**Hab.Space** 93 sqm

**Land Tax** N/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:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€640,000

## Key Information

Internal Area:	93 sqm
Property Features:	
• Balcony:	1

## Location: Auvergne-Rhône-Alpes



## Gallery





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