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Roof terrace with view of Croix Rouse

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,499,000

inc. of agency fees

4 Beds 149 sqm 0.02 ha

Located in Lyon 4th, in the highly sought-after Croix Rouse district, this apartment is a real 149sqm rooftop house nestled on the top floor of a 2004 building. A large living room facing due south welcomes...

At a Glance

Reference	MFH-EAL6691-1	Near to	Lyon	Price	€1,499,000
Bed	4	Pool	No	Hab.Space	149 sqm
Land	0.02 ha			Land Tax	N/A

Property Description

Located in Lyon 4th, in the highly sought-after Croix Rouse district, this apartment is a real 149sqm rooftop house nestled on the top floor of a 2004 building. A large living room facing due south welcomes its guests at the elevator exit and extends into the fitted and equipped kitchen. This level, entirely lined with bay windows, opens onto the immense panoramic terrace of 193sqm and benefits from constant light. The sleeping area is located at the bend of a flight of steps and offers three bedrooms with a shower room. A large master suite with dressing rooms, shower room and its private terrace completes this level. The moments of

conviviality and relaxation that this terrace can provide as well as the privileged location and proximity to amenities are the undeniable assets of this apartment in the heart of the "village" of Croix Rousse. Garage in addition Air-conditioned apartment. Subject to the status of co-ownership: 25 lots - annual charges: EUR3,520. ENERGY CLASS: C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2017: EUR1,319
Condominiums of 25 units

Annual expenses : 3520 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Price	€1,499,000

Key Information

Year Built:	2004
Internal Area:	149 sqm
Land Area:	0.02 ha

Location: Auvergne-Rhône-Alpes



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