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Bourgeois apartment

Lyon , Rhône , Auvergne-Rhône-Alpes



€569,000

inc. of agency fees

3 Beds

157.32 sqm

In the heart of the dynamic Berthelot district, close to the Jean Macé metro station and a stone's throw from the T2 Tramway, this sublime 150sqm apartment...

At a Glance

Reference MFH-EAL9634

Near to Lyon

Price €569,000

Bed 3

Pool No

Hab.Space 157.32 sqm

Land Tax N/A

Property Description

In the heart of the dynamic Berthelot district, close to the Jean Macé metro station and a stone's throw from the T2 Tramway, this sublime 150sqm apartment dominates the second floor of a bourgeois building from the end of the 19th century. When the mansard roof is in rhythm with volumes and careful layout, this essence generates grace and brightness in all the rooms. An entrance provides access to a spacious living room which consists of a semi-open kitchen with glass roof, a living room with a central dining room and a lounge that the beauty of a round window highlights. This airy living room benefits from both a reading

corner and a music corner and is equipped with the pleasant warmth of a wood stove. Next, the night area, quiet, with three bedrooms, one of which is large with a mezzanine and a view of the courtyard. The other two offer, for one, the layout of a mezzanine and for the other, a wall-mounted bookcase. This rest area has beautiful mirrored dressing rooms and a spacious office. A double bathroom and separate toilet for the property. A large 24sqm cellar completes the ensemble. With a different projection, this functional apartment can also offer a master suite with private bathroom. Beautiful volumes, careful decoration with noble materials for this property whose history and beauty are certainly charming. ENERGY CLASS: D - CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from the years 2021, 2022, 2023 (subscriptions included): between EUR3,560 and EUR4,860 (Diagnostics established on 05/09/2024) -

Condominiums of 2 units (No proceedings in progress).

Annual expenses : 3188 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price: €569,000

Key Information

Year Built: 1920
Internal Area: 157.32 sqm

Location: Auvergne-Rhône-Alpes



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