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Magnificent duplex with view of the Saône

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

3 Beds 1 Baths 119 sqm

Located in the town of Caluire-et-Cuire, a few minutes from Croix-Rousse, this 119 sqm Carrez duplex is located on the top floor of a 14th century castle....

At a Glance

Reference	MFH-EAL9468-1	Near to	Caluire Et Cuire	Price	€549,000
Bed	3	Bath	1	Hab.Space	119 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in the town of Caluire-et-Cuire, a few minutes from Croix-Rousse, this 119 sqm Carrez duplex is located on the top floor of a 14th century castle. The whole enjoys remarkable brightness and a breathtaking view of the Saône.

Here, many markers of the old, such as oak parquet floors, French ceilings and vaulted openings, have been preserved and subtly combined with a contemporary vision in order to enhance this place already imbued

with a most certain cachet. The apartment opens onto a living room with striking volumes and impressive ceiling height. Bathed in light, the space includes a living room, dining room and kitchen open to the whole.

On the night side, upstairs, there are three comfortably sized bedrooms, one of which has a dressing room and private shower room, as well as a bathroom.

Its breathtaking view of the Saône, its remarkable brightness and its great proximity to the Croix-Rousse are undeniably the major assets of this apartment and make it an ideal property.

Property subject to the status of co-ownership: 22 including 22 residential lots

Annual charges: EUR2,580

ENERGY CLASS: C / CLIMATE CLASS: C

Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included): between EUR1,420 and EUR1,970.

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Condominiums of 22 units (No proceedings in progress).

Annual expenses : 2580 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€549,000

Key Information

Internal Area:	119 sqm
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Location: Auvergne-Rhône-Alpes



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