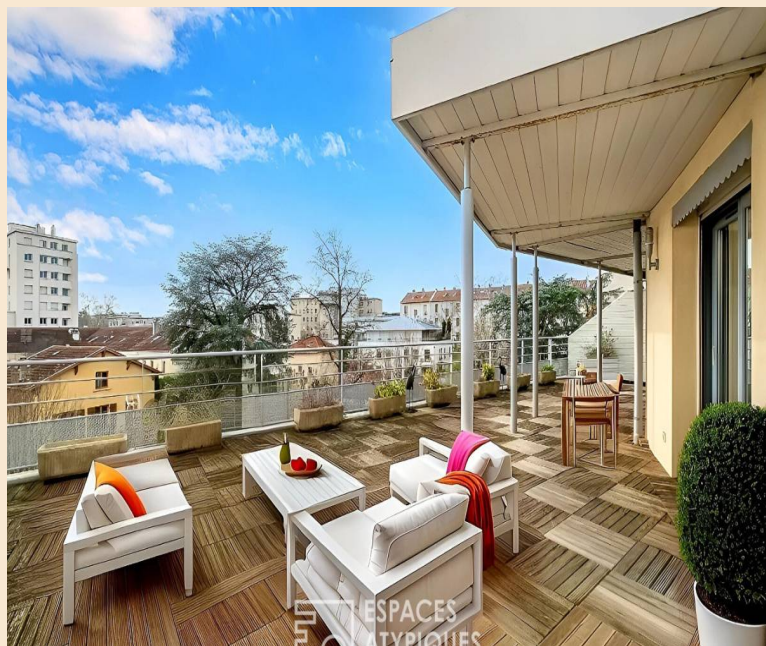


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Top floor duplex with terrace in the Montchat district

Lyon , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

3 Beds 1 Baths 117 sqm

Located on the 2nd and last floor of a small condominium, this duplex bathed in light will appeal to lovers of atypical properties looking for a privileged...

At a Glance

Reference MFH-EAL9366-1

Bed 3

Near to Lyon

Bath 1

Pool No

Price €549,000

Hab.Space 117 sqm

Land Tax N/A

Property Description

Located on the 2nd and last floor of a small condominium, this duplex bathed in light will appeal to lovers of atypical properties looking for a privileged living environment. From the entrance, an optimized space welcomes with plenty of storage, an office area and a guest toilet. In continuity, the atmosphere is intended to be warm and intimate with a cozy living room, perfect for relaxing in complete serenity. The night area

consists of three bedrooms, including a master suite with private shower room, an additional bathroom, a second separate toilet and a laundry area for an easier daily life. A wooden staircase leads to the upper floor, where the charm works instantly: a spacious and modern fully equipped eat-in kitchen opens onto an exceptional 70 sqm terrace facing due south, without any vis-à-vis. A real outdoor living space, it promises friendly and sunny moments. A parking space completes this rare property in the area. Property subject to co-ownership status: 6 lots Annual charges: EUR1,440 ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between EUR1,140 and EUR1,600 - Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1440 euros.

Summary

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

Key Information

Year Built:	2005
Internal Area:	117 sqm

Location: Auvergne-Rhône-Alpes



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