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## Contemporary duplex with garden

Lyon , Rhône , Auvergne-Rhône-Alpes



# €699,000

inc. of agency fees

4 Beds      128 sqm      0.02 ha

Located in the commune of Lyon 9, bordering Saint Cyr au mont d'or, this 128sqm duplex carrez has a 175sqm garden in a contemporary luxury condominium....

### At a Glance

<b>Reference</b>	MFH-EAL9764-STCYR	<b>Near to</b>	Lyon	<b>Price</b>	€699,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	128 sqm
<b>Land</b>	0.02 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the commune of Lyon 9, bordering Saint Cyr au mont d'or, this 128sqm duplex carrez has a 175sqm garden in a contemporary luxury condominium. The entrance is through the garden and opens onto a completely open-plan space of over 52sqm where the high-end fitted kitchen faces the vast living room entirely lined with bay windows, thus providing access to a magnificent garden with trees. Upstairs, four bedrooms including a master suite. A bathroom. The quiet location, the luxury condominium and the

contemporary duplex with garden make this property a favorite. A large garage completes this property with another garage in addition to the price. ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between EUR1,390 and EUR1,940. ?

Condominiums of 55 units (No proceedings in progress).

Annual expenses : 1200 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Price	€699,000

## Key Information

Year Built:	2023
Internal Area:	128 sqm
Land Area:	0.02 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



# Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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