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Apartment with exterior and view of Fourvière near Place Edgar Quinet

Lyon , **Rhône** , **Auvergne-Rhône-Alpes**

€595,000

inc. of agency fees

3 Beds

1 Baths

97 sqm

Located on the 7th floor of an elegant building, this 97 sqm apartment is located just steps from Place Edgard Quinet, in the heart of Lyon's 6th arrondissement....

At a Glance

Reference MFH-EAL9423-1

Bed 3

Near to Lyon

Bath 1

Pool No

Price €595,000

Hab.Space 97 sqm

Land Tax N/A

Property Description

Located on the 7th floor of an elegant building, this 97 sqm apartment is located just steps from Place Edgard Quinet, in the heart of Lyon's 6th arrondissement. A true haven of peace, this family apartment with 3 possible bedrooms offers a breathtaking view of the Fourvière Basilica. Upon entering, you will be charmed by the authenticity of the place, with a large double living room bathed in light, a dining area, and direct

access to a cozy loggia. The layout is designed to maximize comfort and functionality. The sleeping area, separate from the living space, includes two bedrooms on the east side, bathed in light in the morning, and benefits from a perfectly designed bathroom and shower room. The apartment has a separate, equipped kitchen, which invites conviviality and meal preparation. It is possible to move the kitchen to create a 3rd bedroom and have a kitchen open to the living room. A few steps from Place Edgar Quinet, on a high floor, crossing, and with an exterior, this apartment will delight customers looking for a family apartment. Garage is available for purchase in addition. A cellar ENERGY CLASS: D CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023 (subscriptions included): between EUR1,480 and EUR2,040. - Condominiums of 54 units (No proceedings in progress).

Annual expenses : 4800 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€595,000

Key Information

Year Built:	1979
Internal Area:	97 sqm

Location: Auvergne-Rhône-Alpes



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