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## Apartment with open view

Lyon , Rhône , Auvergne-Rhône-Alpes



# €625,000

inc. of agency fees

3 Beds

1 Baths

97 sqm

Located on the 7th floor of an elegant building, this 97 sqm apartment stands out for its brightness and its privileged location in the heart of the 6th...

### At a Glance

**Reference** MFH-EAL9423-1

**Near to** Lyon

**Price** €625,000

**Bed** 3

**Bath** 1

**Hab.Space** 97 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Located on the 7th floor of an elegant building, this 97 sqm apartment stands out for its brightness and its privileged location in the heart of the 6th arrondissement of Lyon, a stone's throw from Place Edgard Quinet. A true haven of peace, it offers a clear and breathtaking view of the Fourvière Basilica, a breathtaking daily spectacle. As soon as you enter, you will be seduced 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, ideal for your moments of relaxation. 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. All in a peaceful and privileged setting, where each room benefits from unobstructed views and a warm atmosphere. The location is a major asset: a few minutes from shops, restaurants and public transport, you will live in a dynamic and sought-after environment while enjoying rare tranquility in the heart of Lyon. This property also offers the possibility of transforming the space into a 3-bedroom apartment, according to your needs. Finally, for those looking for additional practicality, a garage is available for purchase in addition. A rare property, combining charm, comfort and prime location. To discover without delay! 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	€625,000

## Key Information

Year Built:	1979
Internal Area:	97 sqm

## Location: Auvergne-Rhône-Alpes



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