

Magnificent duplex with view of the Saône

Caluire Et Cuire, Rhône, Auvergne-Rhône-Alpes





At a Glance

Reference	MFH-EAL9468-2
Bed	3

Near to	Caluire Et
Bath	1
Pool	No

Cuire

 Price
 €549,000

 Hab.Space
 119 sqm

 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.

Condominiums of 22 units (No proceedings in progress).

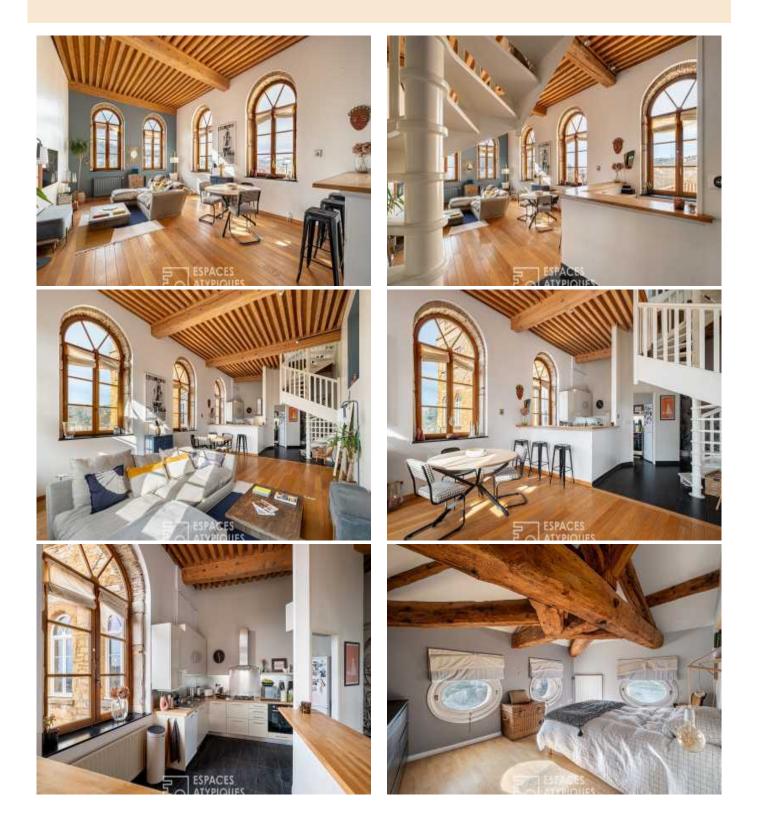
Annual expenses : 2580 euros.

Summary		Key Information	l
Property type:	Apartment	Internal Area:	119 sqm
Bedrooms:	3		
Bathrooms	1		
Price	€549,000		

Location: Auvergne-Rhône-Alpes



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