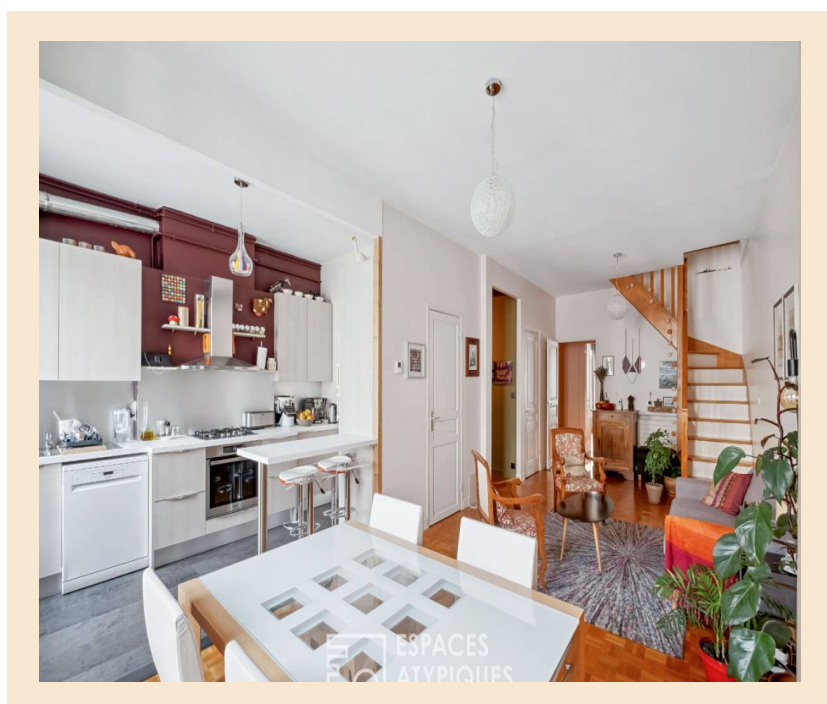


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Family duplex in the heart of the Chevreul district

Lyon , Rhône , Auvergne-Rhône-Alpes



€565,000

inc. of agency fees

3 Beds 1 Baths 156 sqm

In the heart of the 7th arrondissement, in the sought-after Chevreul district, this family duplex of 156 sqm usable and 130 sqm Carrez nestled on the...

At a Glance

Reference	MFH-EAL9321	Near to	Lyon	Price	€565,000
Bed	3	Bath	1	Hab.Space	156 sqm
		Pool	No	Land Tax	N/A

Property Description

In the heart of the 7th arrondissement, in the sought-after Chevreul district, this family duplex of 156 sqm usable and 130 sqm Carrez nestled on the top floor of a well-maintained condominium embodies an urban lifestyle that is both practical and comfortable. Crossing and bright, this living space seduces from the entrance with a main room combining living room, dining room and open kitchen, the real heart of the

apartment, where functionality and conviviality come together. On this same level, an intimate master suite is accompanied by a discreet laundry area, while the upper floor, dedicated to children, offers two bedrooms, a modular TV lounge and a mezzanine office under Velux, convertible according to your needs into an extra bedroom or games room. The generous volumes also allow a configuration in four bedrooms for families looking for flexibility. A stone's throw from schools, shops and transport, this apartment without elevator but rich in potential benefits from an optional garage on the corner of the street. Ideal for city dwellers wishing to combine family life and immediate proximity with the excitement of the hypercentre. ENERGY CLASS: D / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,210 and EUR3,060
Condominiums of 16 units (No proceedings in progress).

Annual expenses : 1716 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€565,000

Key Information

Internal Area:	156 sqm
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Location: Auvergne-Rhône-Alpes



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