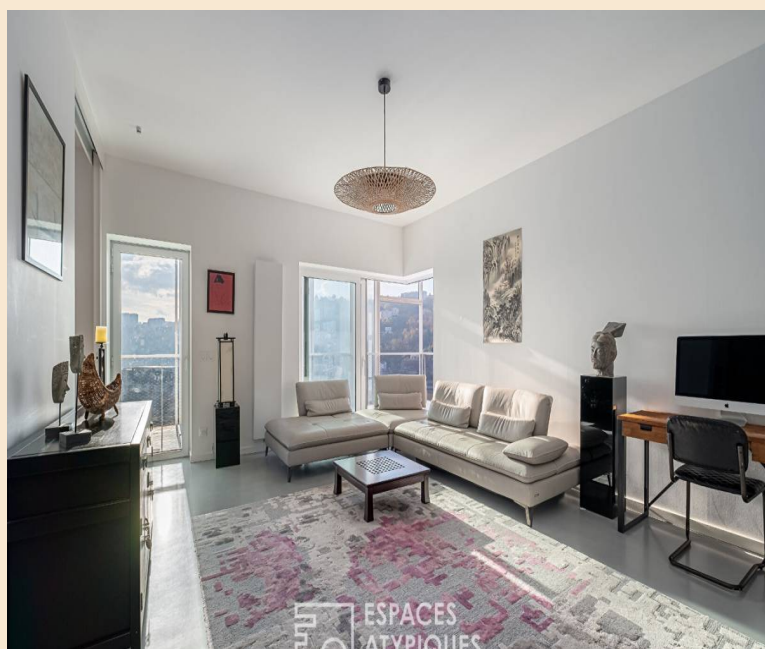


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Luxury apartment with terrace in the Ycone Tower

Lyon , Rhône , Auvergne-Rhône-Alpes



€570,000

inc. of agency fees

2 Beds 1 Baths 77 sqm

Located in the popular Confluence district, in the famous Ycone Tower built in 2019 by the architect and designer Jean Nouvel, this luxury apartment is...

At a Glance

Reference MFH-EAL8702-7

Bed 2

Near to Lyon

Bath 1

Pool No

Price €570,000

Hab.Space 77 sqm

Land Tax N/A

Property Description

Located in the popular Confluence district, in the famous Ycone Tower built in 2019 by the architect and designer Jean Nouvel, this luxury apartment is located on a corner, on the 9th floor and has a total surface area of 77m2 Carrez with a 33m2 terrace.

This place offers us a real contemporary living space, with high-end services and remarkable volumes thanks to its three-meter high ceilings and its multiple openings to the outside. Benefiting from a double exposure, south and west, you will appreciate its great brightness and its breathtaking view of the Basilica of Fourvière as well as the Musée des Confluences. The entrance opens onto a living room bathed in light, composed of a dining room / living room area as well as an open, fitted and equipped kitchen. The whole is air-conditioned and has a corner bay window giving direct access to the terrace.

On the night side, there is a comfortably sized master suite with dressing room and private bathroom as well as a bedroom with shower room. These two spaces also benefit from their terrace access. Located a few steps from all amenities, in the heart of a unique architectural complex, combining modernism and a gentle way of life, this unique apartment will delight anyone looking for a peaceful life close to all amenities. A single garage in a closed box with electrical outlet is offered in addition, at a price of EUR60,000. The co-ownership charges amount to EUR190/month and include: - maintenance of the common areas - elevator charges - heating (individual meter) - hot water (individual meter) - cold water (individual meter) Low energy consumption building

ENERGY CLASS: B / CLIMATE CLASS: B Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included): between EUR460 and EUR680 per year.

-

Condominiums of 50 units (No proceedings in progress).

Annual expenses : 2280 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€570,000

Key Information

Year Built:	2019
Internal Area:	77 sqm

Location: Auvergne-Rhône-Alpes



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