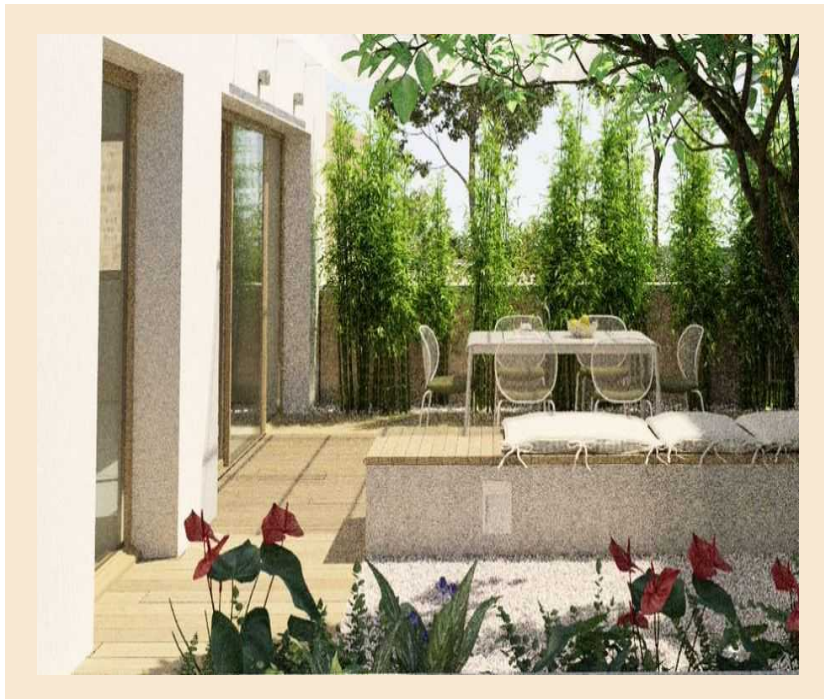


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## Luxurious and bright apartment in the 5th in Lyon

Lyon , Rhône , Auvergne-Rhône-Alpes



**€697,500**

inc. of agency fees

2 Beds    1 Baths    80 sqm    67 sqm

Luxurious apartment with a pronounced taste for aesthetics and ease of use, in a new program, in the Antiquaille district on the Fourvière hill in the 5th arrondissement of Lyon.

### At a Glance

<b>Reference</b>	MFH-LEOTIB	<b>Near to</b>	Lyon	<b>Price</b>	€697,500
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	80 sqm
<b>Land</b>	67 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This luxurious and bright apartment with a pronounced taste for aesthetics and ease of use is situated in the famous Antiquaille district located on the Fourvière hill in the 5th arrondissement of Lyon.

### THE ACCOMMODATION

This spacious south-facing apartment (80 sqm) has a living room-kitchen of nearly 34 sqm and two bedrooms (13.9 and 11.65 sqm), all open onto two small gardens and a summer kitchen of 24.80 sqm. A bathroom fitted out with everything necessary for your comfort, such as storage furniture, backlit mirror, radiator, thermostatic taps.

There is also an independent laundry room. In addition the property has the basic elements to make your home more pleasant and secure, such as a floor heating / cooling, ventilation that renews the air inside, access control by video gateway.

### **ADDITIONAL INFORMATION**

- triple glazing with motorised sunbreakers
- underfloor heating/cooling system
- recycling indoor air ventilation system
- access control by video security system.

### **ABOUT THE AREA & ACCESS**

The house is perfectly located in the famous Antiquaille district on the hills of Fourviere, it dominates the city of Lyon and more particularly what is now called the old Lyon. You are close to shops of first necessities.

The property is in a south after district, you will be able to find some of the most emblematic places of Lyon; the Basilica Notre Dame de Fourvière, the Gallo-Roman theater, and places of choice such as the new gastronomic restaurant Christian Tetedoie, luxurious hotels such as the Villa Maïa, and famous schools of Lyon. You can also easily get to explore the rest of this beautiful city by transport (metro and funicular station “Vieux Lyon-Cathedrale Saint Jean”).

## Environment & Surroundings

Near to Shops?	✓
Near to Schools?	✓
Public Transport?	✓

## And Before You Ask

Condition:	Immaculate
Condition of Roof:	New
Drainage:	Connected to mains town system
Reduced Notary Fees?	Yes

## Summary

Property type:	Apartment
Bedrooms:	2
New Home?	Yes
Bathrooms	1
Price	€697,500

## Key Information

Year Built:	2020
Internal Area:	80 sqm
Land Area:	67 sqm

### Property Features:

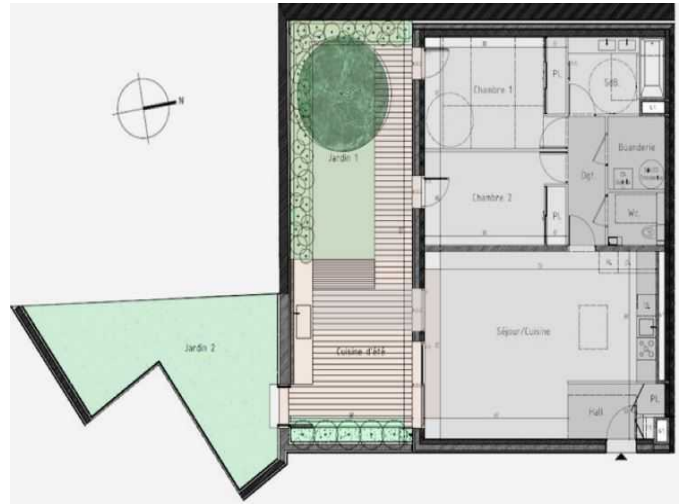
- New building
- Garden
- summer kitchen
- famous architect
- low energy consumption
- High quality materials
- 10 minutes from Bellecour
- 6 minutes walk from Fourviere
- Near renowned schools
- significant rental potential

Has a Garden	Yes
Has a Terrace?	Yes

**Location: Auvergne-Rhône-Alpes**



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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