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## Luxury apartment dedicated to your well being

Lyon , Rhône , Auvergne-Rhône-Alpes



**€677,250**

inc. of agency fees

2 Beds    1 Baths    81 sqm    17 sqm

Luxurious apartment dedicated to your well being for sale in the famous Antiquaille district on the Fourvière hill in the 5th Arrondissement of Lyon.

### At a Glance

<b>Reference</b>	MFH-LEOAUG	<b>Near to</b>	Lyon	<b>Price</b>	€677,250
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	81 sqm
<b>Land</b>	17 sqm	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Luxurious apartment dedicated to your well being within a new program, for sale in the famous Antiquaille district on the Fourvière hill in the 5th Arrondissement of Lyon.

### THE ACCOMMODATION

This apartment (80 sqm) reveals a vast three-room apartment; it consists of a warm entrance hall which

distributes all the rooms, a living room-kitchen (39 sqm) equipped with a contemporary design, and two bedrooms (14,95 & 10,10 sqm) equipped with fitted cupboards, and a floor with wide strip parquet flooring. The master bedroom and the living room open onto a magnificent terrace. A bathroom fitted out with everything necessary for your comfort, such as storage furniture, backlit mirror, radiator, thermostatic taps.

### **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 AND 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	€677,250

## Key Information

Year Built:	2020
Internal Area:	81 sqm
Land Area:	17 sqm
Floor:	1
Property Features:	
•	New building
•	terrace
•	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 Terrace?	Yes

**Location: Auvergne-Rhône-Alpes**



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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