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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

| | | | | | |
|------------------|------------|----------------|------|------------------|----------|
| Reference | MFH-LEOAUG | Near to | Lyon | Price | €677,250 |
| Bed | 2 | Bath | 1 | Hab.Space | 81 sqm |
| Land | 17 sqm | Pool | No | Land Tax | 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

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