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## Renovated apartment with terrace in the heart of the 9th

**Lyon , Rhône , Auvergne-Rhône-Alpes**



**€475,000**

inc. of agency fees

**3 Beds      1 Baths      90 sqm**

It is in the new "fashionable" district, close to all the shops and the VALMY metro station, that this beautiful, tastefully renovated apartment is located. Located on the first floor of 5 (with elevator)...

### At a Glance

**Reference** MFH-EAL5329-1

**Bed** 3

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €475,000

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

It is in the new "fashionable" district, close to all the shops and the VALMY metro station, that this beautiful, tastefully renovated apartment is located. Located on the first floor of 5 (with elevator) of a secure building, you will be seduced by its good distribution and its pleasant terrace hidden from view. The entrance hallway leads to a generous living room opening onto the terrace. The open, fitted and well-equipped kitchen as well

as a laundry/pantry room with plenty of storage provide all the comfort sought in a family apartment. The sleeping area consists of three pretty bedrooms with storage space, a separate toilet and a renovated bathroom with bathtub. A closed and secure garage in the basement completes this property. Ideal location for this apartment less than 500 m from Metro Valmy, schools, shops and markets, parks and the banks of the Saône are at the foot of the apartment. No ongoing procedures. Property subject to co-ownership status Annual charges: EURXX ENERGY CLASS: / CLIMATE CLASS Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between XXX and EURXXX Condominiums of 36 units (No proceedings in progress).

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€475,000

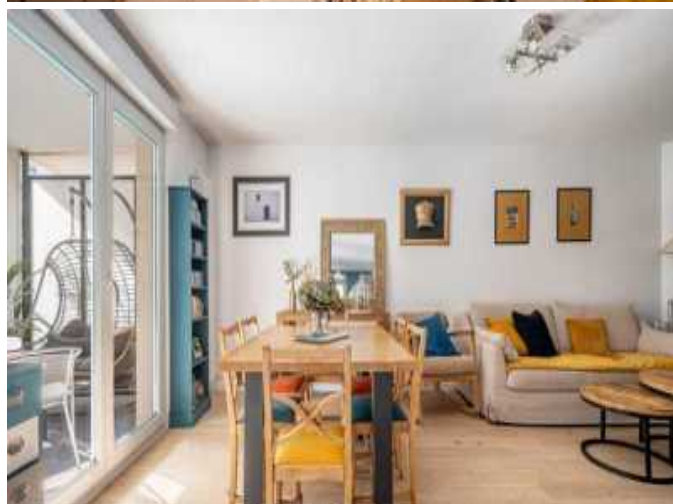
## Key Information

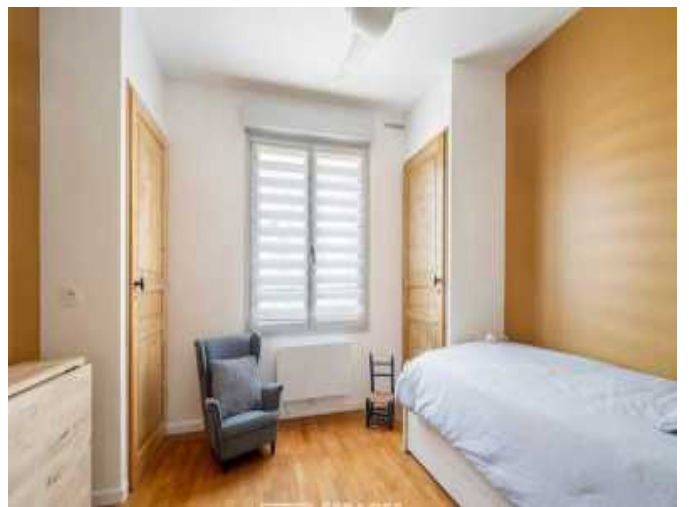
Internal Area:	90 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

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