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## Renovated apartment in the center

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



**€345,000**

inc. of agency fees

2 Beds

1 Baths

78 sqm

Ideally located in the 7th arrondissement of Lyon, a stone's throw from Sergent Blandant Park and Place Saint-Louis, this beautiful, completely renovated 78m2 apartment is located on the ground floor...

### At a Glance

**Reference** MFH-EAL5835

**Near to** Lyon

**Price** €345,000

**Bed** 2

**Bath** 1

**Hab.Space** 78 sqm

**Pool** No

**Land Tax** N/A

### Property Description

Ideally located in the 7th arrondissement of Lyon, a stone's throw from Sergent Blandant Park and Place Saint-Louis, this beautiful, completely renovated 78m2 apartment is located on the ground floor in a small condominium. The entrance opens directly onto the living room of more than 40m2 where the magnificent kitchen with contemporary lines and the living/dining room come together. On the night side, two bedrooms with plenty of storage space, one of which has glass roofs, share a splendid bathroom with toilet. The quality

of the renovation and the proximity to shops and transport are the major assets of this apartment. A 10m2 cellar completes this property. Property subject to co-ownership status: 5 residential lots. Annual charges: EUR316 ENERGY CLASS: C? CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established using energy prices for the year 2021, as of January 1: between EUR770 and EUR1,070

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 316 euros.

Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 2         |
| Bathrooms      | 1         |
| Price          | €345,000  |

Key Information

|                |        |
|----------------|--------|
| Year Built:    | 1947   |
| Internal Area: | 78 sqm |

Location: Auvergne-Rhône-Alpes



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