Click to view MFH-EAL5728-1

# Contemporary duplex with garden

Lyon, Rhône, Auvergne-Rhône-Alpes



€699,000

inc. of agency fees

4 Beds

**128** sqm

**0.02** ha

Located in the town of Lyon 9 bordering Saint Cyr at Mont d'Or, this 128sqm Carrez duplex has a 175sqm garden in a contemporary luxury condominium. The entrance is through the garden and opens onto a...

### At a Glance

**Reference** MFH-EAL5728-1

0.02 ha

Near to Lyon

Bed

Land

Pool No

**Price** €699,000

Hab.Space 128 sqm

Land Tax N/A

## **Property Description**

Located in the town of Lyon 9 bordering Saint Cyr at Mont d'Or, this 128sqm Carrez duplex has a 175sqm garden in a contemporary luxury condominium. The entrance is through the garden and opens onto a completely open-plan space of more than 52sqm where the high-end fitted kitchen faces the large living room entirely lined with bay windows, allowing access to a magnificent wooded garden. Upstairs, four bedrooms including a master suite. A bathroom. The quiet location, the luxury condominium as well as the

contemporary duplex with garden make this property a favorite. A large garage completes this property with another garage in addition to the price. ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,390 and EUR1,940.

Condominiums of 55 units (No proceedings in progress).

Annual expenses: 1200 euros.

## **Summary**

Property type: Apartment

Bedrooms: 4

Price €699,000

# **Key Information**

Year Built: 2023

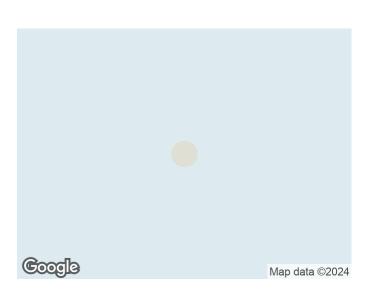
Internal Area: 128 sqm

Land Area: 0.02 ha

Has a Garden Yes

## **Location: Auvergne-Rhône-Alpes**





# Gallery























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#### C. BAUER – Sunday Times

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S. and L. BROWN



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