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## High-end apartment with terraces

Lyon , Rhône , Auvergne-Rhône-Alpes



**€1,180,000**

inc. of agency fees

4 Beds

183.13 sqm

Located in the sought-after Monchat district, in the 3rd arrondissement of Lyon, this 180 sqm apartment and its two terraces, 34.6 sqm and 33.97 sqm,...

### At a Glance

Reference MFH-EAL7645-2

Near to Lyon

Price €1,180,000

Bed 4

Pool No

Hab.Space 183.13 sqm

Land Tax N/A

### Property Description

Located in the sought-after Monchat district, in the 3rd arrondissement of Lyon, this 180 sqm apartment and its two terraces, 34.6 sqm and 33.97 sqm, are on the 5th floor with elevator of a luxury residence. The apartment offers a large living room including a fully equipped kitchen, open to a living room with dining room and lounge, all extended by a first terrace of 35 sqm with small garden, ideal for enjoying sunny days. The night area consists of four spacious bedrooms. Three of them share two bathrooms and separate toilets, while the master suite has a dressing room, a private bathroom with toilet. A storeroom, a laundry room, as well as numerous custom-made storage spaces complete this property. A cellar completes this property. 2 garages in addition. Renovated with noble materials and with a neat decoration, this apartment offers high-end services and two outdoor spaces that make it a resolutely modern property. Property subject to the status of the co-ownership: 51 lots, including 18 residential lots ENERGY CLASS: C - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2011, as of August 15: EUR992 (Diagnostics established on 03/02/2015) - Condominiums of 51 units (No proceedings in progress).

### Summary

Property type:	Apartment
Bedrooms:	4
Price	€1,180,000

### Key Information

Year Built:	2009
Internal Area:	183.13 sqm

### Location: Auvergne-Rhône-Alpes



## Gallery











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**S. and L. BROWN**



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