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## Beautiful fully renovated duplex with terrace a few minutes walk from...

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



# €629,000

inc. of agency fees

3 Beds

117 sqm

This magnificent 117m2 duplex (101m2 carrez) renovated in 2021 by an interior designer benefits from a beautiful 26m2 terrace and is located on the 1st...

### At a Glance

**Reference** MFH-EAL8218-5

**Near to** Lyon

**Price** €629,000

**Bed** 3

**Pool** No

**Hab.Space** 117 sqm

**Land Tax** N/A

### Property Description

This magnificent 117m2 duplex (101m2 carrez) renovated in 2021 by an interior designer benefits from a beautiful 26m2 terrace and is located on the 1st and top floor of a house from the beginning of the 20th century, only a few minutes walk from the center of Point du Jour.

The entrance opens directly onto a beautiful, bright 55m2 living space, consisting of a living room, a dining room and an open kitchen fully equipped and fitted with modern materials. As an extension of this living space, there is access to a beautiful 26m2 terrace facing west overlooking the garden of the condominium. This first level also offers two large bedrooms, each with a custom-made closet, one of which has its own bathroom and access to the terrace, this level is completed with a laundry room and a toilet.

Access to the second level is via a contemporary staircase where there is a beautiful, intimate and warm third bedroom with its dressing room and its bathroom with toilet. The character of the old with its fireplace, the quality of renovation, the level of service and the privileged location make this apartment a real favorite. - Free parking - gas heating - solid oak parquet

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR1,330 and EUR1,860.

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Condominiums of 4 units (No proceedings in progress).

Annual expenses : 720 euros.

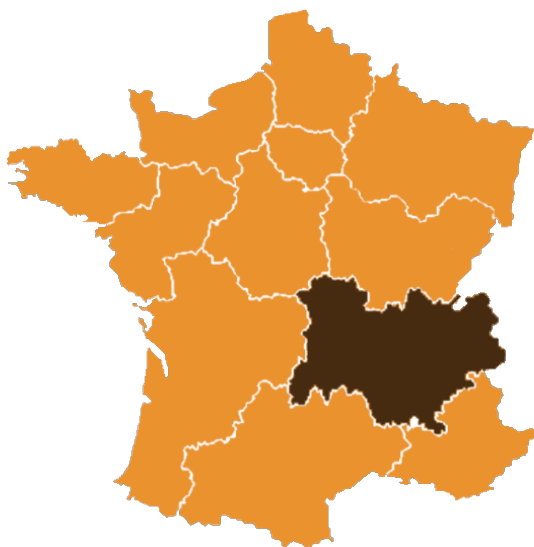
Summary

Property type:	Apartment
Bedrooms:	3
Price	€629,000

Key Information

Year Built:	1926
Internal Area:	117 sqm

Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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