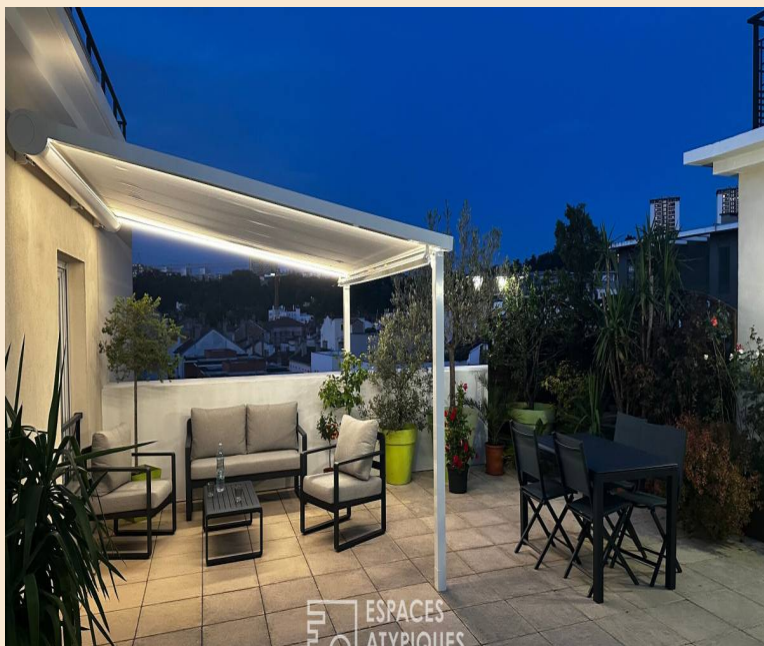


[Click to view MFH-EAL7904-2](#)

## Roof terrace without vis-à-vis with unobstructed view in the 9th

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



**€645,000**

inc. of agency fees

**3 Beds      1 Baths      100 sqm**

It is in the heart of the 9th, on a high floor with elevator that this 96sqm apartment finds its wooded environment. Offering more than 100m2 of outdoor...

### At a Glance

**Reference** MFH-EAL7904-2

**Bed** 3

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €645,000

**Hab.Space** 100 sqm

**Land Tax** N/A

### Property Description

It is in the heart of the 9th, on a high floor with elevator that this 96sqm apartment finds its wooded environment. Offering more than 100m2 of outdoor spaces and with a completely unobstructed view, this three-bedroom apartment in perfect condition is completely without vis-à-vis. The entrance opens immediately onto the living room and its large bay windows in angles bathing this space in light and

allowing direct access to the large terrace. A modern and semi-open kitchen offers clever storage and beautiful amenities with wine cellar and high-end household appliances. Here the choice of layout, colors and noble materials make you want to get to the stove. Particularly bright with its triple exposure, the apartment will let you enjoy the sun's rays all day long. The parental space of more than 20sqm with its renovated bathroom and separate toilet also offers large storage spaces. It is separate from the children's sleeping area, which consists of two beautiful bedrooms, one with its balcony and each with its own closet, as well as a bathroom and a second separate toilet. The terrace, sheltered from view, a true haven of peace and greenery, is a real extension of life in this extraordinary apartment. Today, there is a pergola, numerous plant pots and a storage shed. Water and electricity open up all the possibilities to continue developing this dream space, yet in the heart of Lyon. Ideally located 450m from the Valmy Metro and very close to Montel Park, in a dynamic area offering all the amenities, the apartment will delight city dwellers. Its real outdoor living space extends the surface area of this apartment and guarantees moments of conviviality or calm in the shade as well as in the sun. In addition, a double garage (on level -2 of the building) with adjoining cellar for a total surface area of 51sqm completes the property and the comfort of being able to store and park easily.

Additional information: The accommodation is equipped with a reversible heat pump guaranteeing your comfort in summer, the brand new gas boiler guarantees the performance of the heating. Property subject to the status of the co-ownership: 84 lots, including 44 main lots ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included) between EUR1,380 and EUR1,930 -

Condominiums of 44 units (No proceedings in progress).

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€645,000

Key Information

Year Built:	2006
Internal Area:	100 sqm
Property Features:	
• Balcony:	1

Location: Auvergne-Rhône-Alpes



## Gallery







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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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