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## Top floor with terrace and view of the Nelson Mandela Esplanade

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



**€575,000**

**inc. of agency fees**

**3 Beds**

**96 sqm**

Located in Lyon 3 near Part Dieu, in a 2000 building with modern architecture, this 96m2 Carrez apartment is nestled on the top floor facing west and...

### At a Glance

**Reference** MFH-EAL10102

**Near to** Lyon

**Price** €575,000

**Bed** 3

**Pool** No

**Hab.Space** 96 sqm

**Land Tax** N/A

### Property Description

Located in Lyon 3 near Part Dieu, in a 2000 building with modern architecture, this 96m<sup>2</sup> Carrez apartment is nestled on the top floor facing west and offers a contemporary and bright living environment, enhanced by two terraces of 6m<sup>2</sup> and 19m<sup>2</sup> overlooking the Nelson Mandela park. The spacious, bright living room offers a modern kitchen open to a living room and a dining room which extend into a pleasant 19sqm terrace, ideal for enjoying beautiful sunny days. A hallway leads to the night area, including three bedrooms which share a bathroom and separate toilets for more comfort. An additional bathroom takes place. A cellar Closed garage in the basement in addition at EUR30,000 Quality services and the use of noble materials give this property a bright and contemporary character, offering a real outdoor living space. Property subject to co-ownership status: 76 lots Annual charges: EUR1,670 ENERGY CLASS: in progress / CLIMATE CLASS: in progress -

Condominiums of 76 units (No proceedings in progress).

Annual expenses : 1670 euros.

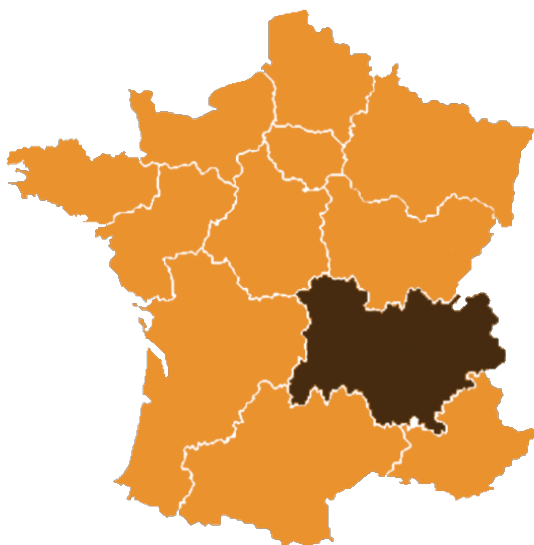
Summary

Property type: Apartment  
Bedrooms: 3  
Price €575,000

Key Information

Year Built: 2000  
Internal Area: 96 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).

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**S. and L. BROWN**



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