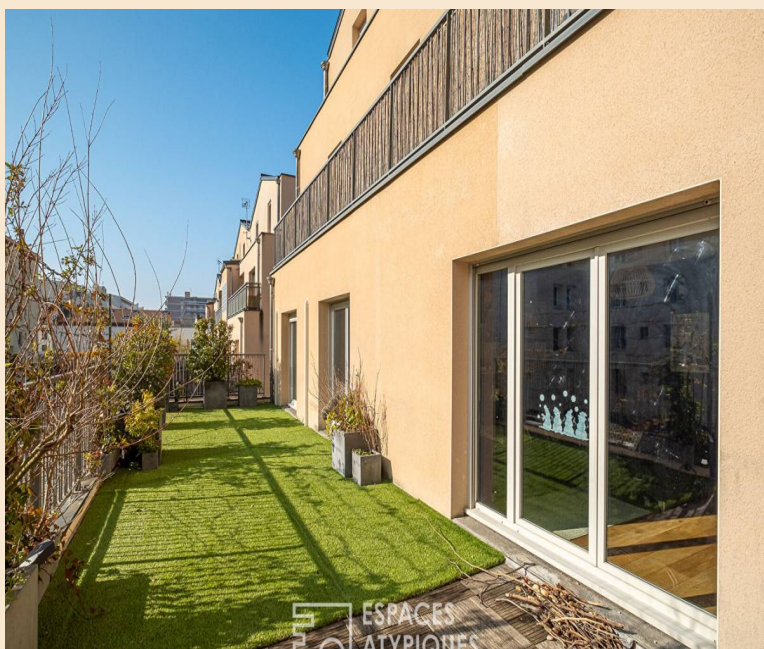


[Click to view MFH-EAL10630](#)

## Contemporary apartment with terrace in Monplaisir

Lyon , Rhône , Auvergne-Rhône-Alpes



**€670,000**

inc. of agency fees

4 Beds      1 Baths      115 sqm

Located in Lyon 3rd, Monplaisir district, this 115sqm apartment, completely renovated in 2019, is located in a private cul-de-sac 5 minutes from Place...

### At a Glance

**Reference** MFH-EAL10630

**Bed** 4

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €670,000

**Hab.Space** 115 sqm

**Land Tax** N/A

### Property Description

Located in Lyon 3rd, Monplaisir district, this 115sqm apartment, completely renovated in 2019, is located in a private cul-de-sac 5 minutes from Place Ambroise Courtois. The entrance opens onto a bright living room with contemporary lines benefiting from a southern exposure, thus offering beautiful light at all times of the day. Adjoining the living room, a fully equipped open kitchen has been designed for moments of conviviality. An office or a guest room separated by a glass roof offers additional volume. A corridor leads to the sleeping area composed of a master suite with dressing room and shower room as well as two other bright and quiet bedrooms. A second bathroom also takes its place. A 63sqm terrace will delight its guests, allowing them to enjoy a beautiful quiet outdoor space. The quality renovation, the calm, the brightness and its beautiful outdoor space are undeniably the assets of this apartment. Double garage extra 20,000EUR. Reversible air conditioning. Subject to the status of the co-ownership: 15 lots - annual charges 1200EUR. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between 1,370EUR and 1,910EUR. - Condominiums of 15 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€670,000

Key Information

Year Built:	2014
Internal Area:	115 sqm

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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