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Old apartment with view of the Saône

Lyon , Rhône , Auvergne-Rhône-Alpes



€579,000

inc. of agency fees

3 Beds

99 sqm

Located on Quai Saint-Vincent, in the heart of Lyon's 1st arrondissement, this fully renovated 99 sqm apartment combines old-world charm with contemporary...

At a Glance

Reference MFH-EAL8577-3

Near to Lyon

Price €579,000

Bed 3

Pool No

Hab.Space 99 sqm

Land Tax N/A

Property Description

Located on Quai Saint-Vincent, in the heart of Lyon's 1st arrondissement, this fully renovated 99 sqm apartment combines old-world charm with contemporary amenities. It is located on the first floor of a characterful building, offering a rare and sought-after living environment, close to shops, transport, and the banks of the Saône.

The interior of this apartment is distinguished by its optimized layout and generous volumes. The entrance opens onto a spacious living room, bathed in natural light thanks to its three French windows, without vis-à-vis, allowing you to fully enjoy the view of the Saône. The renovation was carried out with respect for the old materials while integrating modern amenities for optimal comfort.

The three bedrooms, all of a good size, offer a private and comfortable space. The entire property benefits from a heat pump and reversible air conditioning, ensuring a pleasant temperature in all seasons. Outside, the apartment benefits from a calm and privileged setting, with an unobstructed view of the Saône. This historic and lively area of Lyon is ideally located to fully enjoy the city while preserving a certain tranquility. This apartment represents a rare opportunity, an exceptional property where elegance, character and modern comfort combine, offering an incomparable quality of life in a sought-after area of Lyon.

Subject to the status of co-ownership: 12 lots

Annual charges: EUR1832 ENERGY CLASS: B / CLIMATE CLASS: A.

Estimated average amount of annual energy expenses for standard use, indexed to the years 2021, 2022, 2023: between EUR790 and EUR1100 (subscription included)

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Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1832 euros.

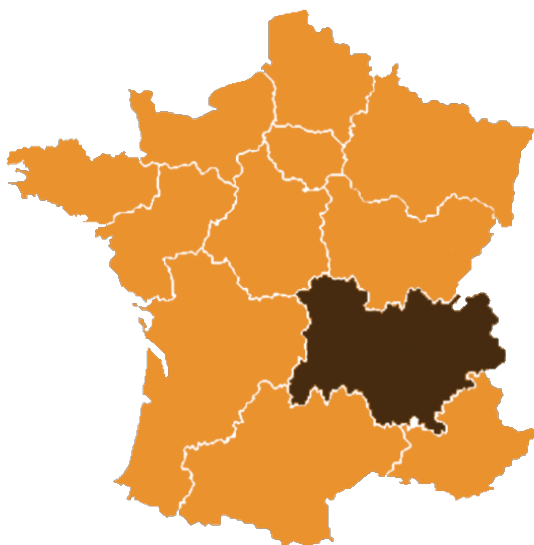
Summary

Property type:	Apartment
Bedrooms:	3
Price	€579,000

Key Information

Year Built:	1900
Internal Area:	99 sqm

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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