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Renovated old apartment with garden in the heart of Saint-Just

Lyon , Rhône , Auvergne-Rhône-Alpes



€695,000

inc. of agency fees

3 Beds 1 Baths 98 sqm 0.04 ha

Nestled in the sought-after Saint-Just district, in the heart of the 5th arrondissement of Lyon, this 98 sqm apartment (93 sqm Carrez) seduces with its...

At a Glance

Reference MFH-EAL9856-2

Bed 3

Land 0.04 ha

Near to Lyon

Bath 1

Pool No

Price €695,000

Hab.Space 98 sqm

Land Tax N/A

Property Description

Nestled in the sought-after Saint-Just district, in the heart of the 5th arrondissement of Lyon, this 98 sqm apartment (93 sqm Carrez) seduces with its character and warm atmosphere. Located in an old building, it has benefited from a careful renovation highlighting period materials such as exposed beams and cement tiles. The entrance opens onto a large living room bathed in light, enhanced by a beautiful high ceiling.

A custom-made library structures the space and brings a touch of character to the whole. The open kitchen, functional and elegant, blends harmoniously into the living room, ideal for moments of conviviality.

The sleeping area consists of three bedrooms, a modern bathroom and two toilets. Outside, the private 450 sqm garden is a major asset. A true green setting, it allows you to enjoy a peaceful setting while remaining close to amenities. A few steps away, the Saint-Just funicular offers quick access to Lyon city center, while shops, schools and transport make everyday life easier.

A 14 sqm cellar offers appreciable storage space. This rare property combines the charm of the old with a quality renovation, while offering interesting development potential. A unique opportunity for lovers of atypical spaces looking for a preserved living environment. - Lean-to with storage - Garden sheds (to be redesigned)

Property subject to the status of co-ownership: 5 lots

Annual charges: EUR800

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed on January 1, 2021: EUR800 and EUR1,230.

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Condominiums of 5 units (No proceedings in progress).

Annual expenses : 800 euros.

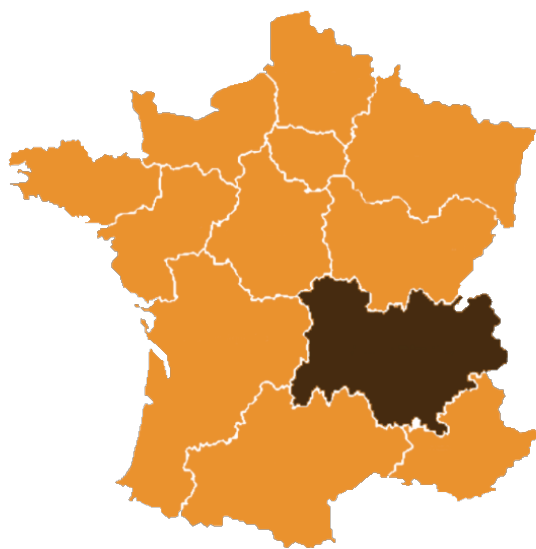
Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€695,000

Key Information

Internal Area:	98 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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S. and L. BROWN



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