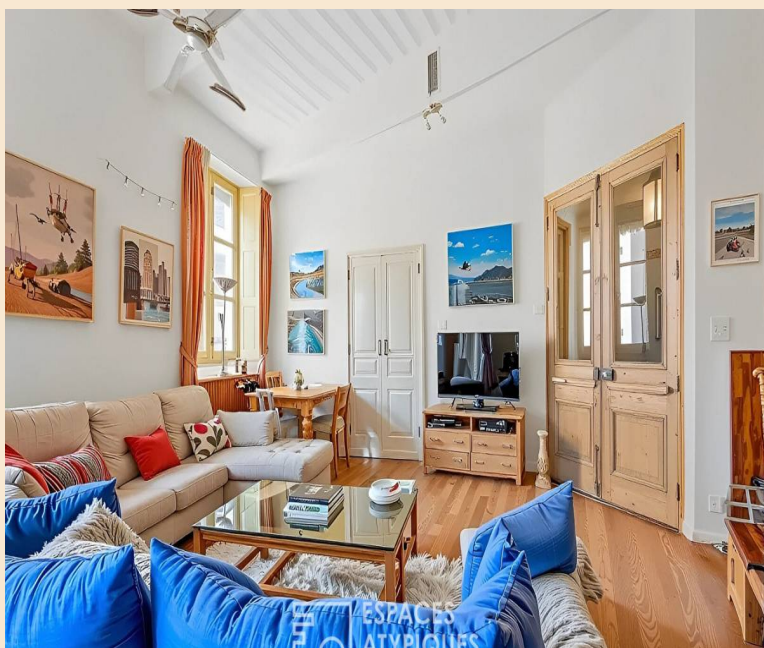


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## Family apartment Place Croix-Paquet

Lyon , Rhône , Auvergne-Rhône-Alpes



**€550,000**

inc. of agency fees

3 Beds      1 Baths      125 sqm

Ideally located on Place Croix Paquet, this 125sqm (120m2 Carrez) apartment on the 2nd floor of an old building reveals a unique charm and offers a spacious,...

### At a Glance

Reference MFH-EAL8597-3

Bed 3

Near to Lyon

Bath 1

Pool No

Price €550,000

Hab.Space 125 sqm

Land Tax N/A

### Property Description

Ideally located on Place Croix Paquet, this 125sqm (120m<sup>2</sup> Carrez) apartment on the 2nd floor of an old building reveals a unique charm and offers a spacious, bright living environment full of character. With its vast volumes and development potential, this place will appeal to a family looking for an authentic and modular property, in the heart of the 1st arrondissement of Lyon. From the entrance, the generous ceiling heights and natural light highlight every detail of the old architecture. The current layout has two bedrooms, but it is quite possible to create up to four without compromising the living spaces. The independent kitchen offers the possibility of being open to the large living room, thus transforming this space into a central room ideal for sharing moments with family or friends. Each room benefits from the charm of the old, enhanced by noble materials and period finishes, which give the whole a warm and refined atmosphere. A bathroom and a separate toilet complete the set. Its privileged location close to shops, schools and transport makes this apartment a haven of peace in the city center, perfectly combining comfort of life and direct access to the city's assets. This character property, with its authentic character and its layout possibilities, is an invitation to reinvent the space according to your desires and needs. A visit will be enough to project yourself there and discover the full potential of this unique place! Property subject to the status of the co-ownership: 15 lots Annual charges: EUR1020 ENERGY CLASS: D / CLIMATE CLASS: D - 0609557081

Condominiums of 15 units (No proceedings in progress).

Annual expenses : 1020 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€550,000

Key Information

Internal Area:	125 sqm
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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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**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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