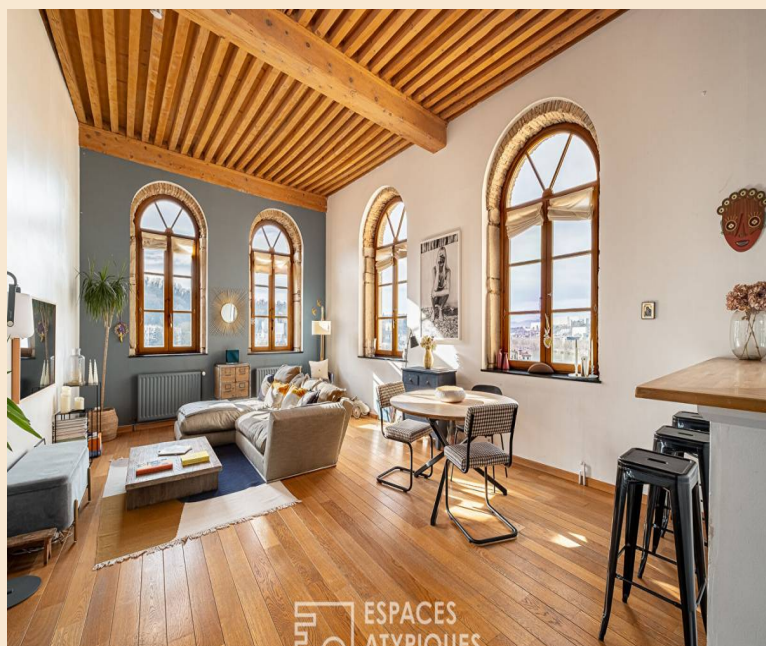


[Click to view MFH-EAL9468-4](#)

## Magnificent duplex with view of the Saône

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



**€519,000**

inc. of agency fees

3 Beds

1 Baths

119 sqm

Located in the town of Caluire-et-Cuire, a few minutes from Croix-Rousse, this 119 sqm Carrez duplex is located on the top floor of a 14th century castle....

### At a Glance

**Reference** MFH-EAL9468-4

**Bed** 3

**Near to** Caluire Et Cuire

**Bath** 1

**Pool** No

**Price** €519,000

**Hab.Space** 119 sqm

**Land Tax** N/A

### Property Description

Located in the town of Caluire-et-Cuire, a few minutes from Croix-Rousse, this 119 sqm Carrez duplex is located on the top floor of a 14th century castle. The whole enjoys remarkable brightness and a breathtaking view of the Saône.

Here, many markers of the old, such as oak parquet floors, French ceilings and vaulted openings, have been preserved and subtly combined with a contemporary vision in order to enhance this place already imbued

with a most certain cachet. The apartment opens onto a living room with striking volumes and impressive ceiling height. Bathed in light, the space includes a living room, dining room and kitchen open to the whole.

On the night side, upstairs, there are three comfortably sized bedrooms, one of which has a dressing room and private shower room, as well as a bathroom.

Its breathtaking view of the Saône, its remarkable brightness and its great proximity to the Croix-Rousse are undeniably the major assets of this apartment and make it an ideal property.

Property subject to the status of co-ownership: 22 including 22 residential lots

Annual charges: EUR2,580

ENERGY CLASS: C / CLIMATE CLASS: C

Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included): between EUR1,420 and EUR1,970.

-

Condominiums of 22 units (No proceedings in progress).

Annual expenses : 2580 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€519,000

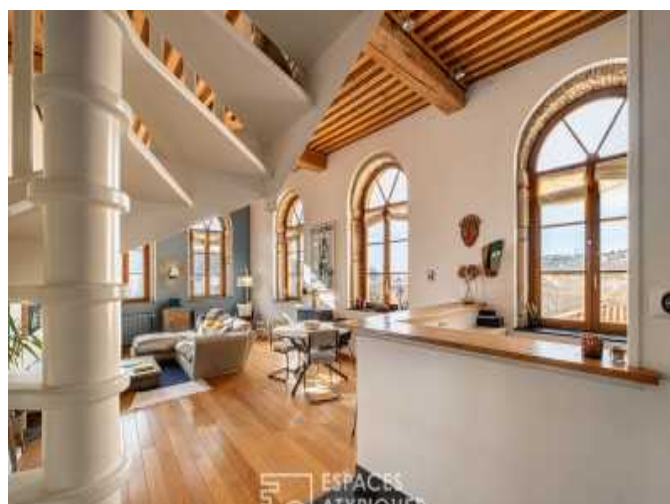
## Key Information

Internal Area:	119 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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