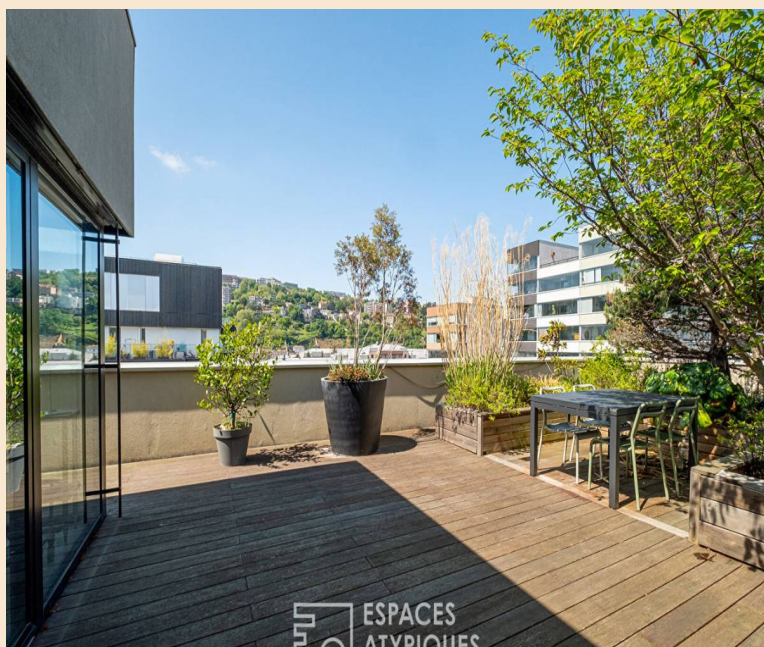


[Click to view MFH-EAL10706](#)

Exceptional roof terrace in the Confluence district

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,050,000

inc. of agency fees

3 Beds 1 Baths 105 sqm

Located at the top of a high-end contemporary residence in the sought-after Confluence district of Lyon's second arrondissement, this remarkable rooftop...

At a Glance

Reference MFH-EAL10706

Bed 3

Near to Lyon

Bath 1

Pool No

Price €1,050,000

Hab.Space 105 sqm

Land Tax N/A

Property Description

Located at the top of a high-end contemporary residence in the sought-after Confluence district of Lyon's second arrondissement, this remarkable rooftop terrace offers 105 sqm of refined interior spaces, extended by a 74 sqm suspended terrace, fully landscaped. Located on the top floor with an elevator, this rare property benefits from dual-aspect architecture and quadruple exposure, offering us omnipresent natural light and a striking feeling of space complemented by a breathtaking view. Every detail has been carefully considered: noble materials, controlled volumes, peaceful ambiance and resolutely contemporary style. The reception area opens onto a spacious living room, overlooking the exterior and comprising a lounge, dining room and semi-open kitchen, with clean lines. The whole property benefits from several accesses to the terrace and thus clearly combines the indoor-outdoor connection. The separate sleeping area features a perfectly appointed master suite with a peaceful atmosphere, a dressing room and a private shower room. Two additional comfortably sized bedrooms and a separate bathroom complete the ensemble. Designed as an exceptional living space, this property offers high-end amenities just steps from all amenities, in the heart of a unique architectural ensemble, combining modernism and a relaxed lifestyle. The property is air-conditioned. A double underground parking space is available as an additional charge. The co-ownership charges include: - maintenance of common areas - elevator charges - heating (individual meter) - hot water (individual meter) - cold water (individual meter) Low energy consumption building Property subject to co-ownership status: 57 lots Annual charges: EUR3,758 ENERGY CLASS: C / CLIMATE CLASS: B Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included): between EUR1,180 and EUR1,670 per year. - Condominiums of 57 units (No proceedings in progress).

Annual expenses : 3758 euros.

Summary

| | |
|----------------|------------|
| Property type: | Apartment |
| Bedrooms: | 3 |
| Bathrooms | 1 |
| Price | €1,050,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 2013 |
| Internal Area: | 105 sqm |

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

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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 cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved