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## Apartment with terrace and garage

Lyon , Rhône , Auvergne-Rhône-Alpes



**€559,000**

inc. of agency fees

3 Beds

96.04 sqm

Close to metro D, in a beautiful secure residence with elevator, this 96sqm apartment is located on the 4th floor with a spacious 15sqm terrace with a...

### At a Glance

**Reference** MFH-EAL8714-2

**Near to** Lyon

**Price** €559,000

**Bed** 3

**Pool** No

**Hab.Space** 96.04 sqm

**Land Tax** N/A

### Property Description

Close to metro D, in a beautiful secure residence with elevator, this 96sqm apartment is located on the 4th floor with a spacious 15sqm terrace with a beautiful open view. A rounded entrance with storage, offers a living room bathed in light thanks to a western exposure. It is composed of a contemporary kitchen with island, completely open to the living room which officiates with a pantry / laundry room which stands out behind a sliding glass roof. On beautiful sunny days, the dining room extends into a summer terrace and enjoys an unobstructed view. The air-conditioned night area is available with two first parquet-floored bedrooms, of a beautiful surface area, one of which has direct access to the terrace, which share a bathroom. Next comes the master suite with its bathroom, a double dressing room which is revealed behind a sliding door and also has access to the spacious loggia without vis-à-vis. Parking can be organized in the basement, with a garage box in addition. Quality materials, careful decoration, redesigned layouts and beautiful exposure will have contributed to the optimization of the comfort that this property really offers. An opportunity not to be missed... Property subject to the status of co-ownership: 115 lots, including 54 residential lots ENERGY CLASS: B - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included) between EUR710 and EUR1020 (Diagnostics established on 11/19/2024) Additional information: - Low co-ownership and energy charges - Air conditioning/Heat pump in all rooms of the accommodation - New hot water tank - All equipment is on a programmer and can be managed remotely to control its consumption. - Common areas redone in 2015, - No cellar for the building, - Condominiums of 115 units (No proceedings in progress).

Annual expenses : 1322.36 euros.

Summary

Property type: Apartment  
Bedrooms: 3  
Price €559,000

Key Information

Year Built: 2003  
Internal Area: 96.04 sqm  
Property Features:  
• Balcony: 1

Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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