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Bourgeois with view, balcony and elevator Quai Fulchiron

Lyon , Rhône , Auvergne-Rhône-Alpes



€650,000

inc. of agency fees

2 Beds 1 Baths 90 sqm

Located in the heart of the peninsula, on the most sought-after part of Old Lyon, this fully renovated bourgeois apartment offers an exceptional living...

At a Glance

Reference MFH-EAL9914

Bed 2

Near to Lyon

Bath 1

Pool No

Price €650,000

Hab.Space 90 sqm

Land Tax N/A

Property Description

Located in the heart of the peninsula, on the most sought-after part of Old Lyon, this fully renovated bourgeois apartment offers an exceptional living environment. Nestled on the 4th and penultimate floor of a bourgeois condominium with elevator and bicycle storage, this rare property combines old-world charm and modern comfort. As soon as you enter, the spacious and bright living room seduces with its three large openings opening onto a balcony. An ideal space to enjoy a coffee, a tête-à-tête meal or simply read a book while enjoying a breathtaking view of the Saône and the greenery, without vis-à-vis. The herringbone parquet flooring and the character of the old reinforce the elegance of the place. A custom-made office space blends harmoniously into this living room. On the night side, calm reigns with two bedrooms overlooking the courtyard, a bathroom with shower and bathtub, separate toilets and plenty of storage space. An optimized space allows you to install a washing machine and dryer. A real favorite, ideal as a main residence for a couple or a family, or as a charming pied-à-terre in the heart of Lyon. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the years 2021, 2022, 2023: between EUR1,000 and EUR1,400 - Condominiums of 22 units (No proceedings in progress).

Annual expenses : 1600 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€650,000

Key Information

Internal Area: 90 sqm

Property Features:

- Balcony: 1

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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