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Duplex with garden and breathtaking view of the Rhône

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,590,000

inc. of agency fees

5 Beds 2 Baths 292 sqm 0.05 ha

This magnificent 292 sqm (260 sqm Carrez law) duplex, located in the sought-after Lyon 4 district, on the Rhône side, offers a rare combination of generous...

At a Glance

Reference	MFH-EAL10249-2	Near to	Lyon	Price	€1,590,000
Bed	5	Bath	2	Hab.Space	292 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

This magnificent 292 sqm (260 sqm Carrez law) duplex, located in the sought-after Lyon 4 district, on the Rhône side, offers a rare combination of generous volumes, elegance, and modernity. Nestled on the top floor of an old building with an elevator, this unique space benefits from exceptional brightness thanks to large openings, while offering breathtaking views of the Rhône and the city of Lyon. With a private 475 sqm garden and the possibility of purchasing a double garage, it represents an exceptional property, combining comfort, refinement, and practicality. Inside, the property is distinguished by its large 100 sqm living room, with a fully equipped open kitchen, creating a welcoming and spacious living space. The modern, clean lines blend perfectly with the period features, thus preserving the charm of the old while meeting the demands of contemporary comfort. The property also includes five bedrooms, including a master suite with a dressing room and bathroom, as well as two additional shower rooms. The property benefits from high-end services and an optimal distribution of spaces. Outside, the 475sqm private garden offers a peaceful and green living environment, ideal for moments of relaxation. This veritable green setting allows you to enjoy nature while being in the heart of Lyon. The panoramic view of the Rhône and the city of Gones adds an extra touch to this rare property. This apartment stands out for its exceptional character, its extraordinary living environment, and its meticulous services. Rare on the market, it will appeal to lovers of atypical properties looking for a unique place, both intimate and friendly. A cellar. Possibility of purchasing a double garage. ENERGY CLASS: C / CLIMATE CLASS: C.

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 3408 euros.

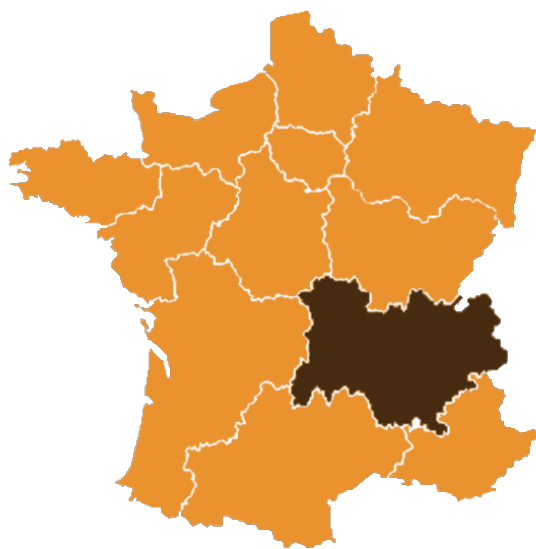
Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€1,590,000

Key Information

Year Built:	1900
Internal Area:	292 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery







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S. and L. BROWN



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