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## Renovated family apartment with view of the Saône

Lyon , Rhône , Auvergne-Rhône-Alpes



**€695,000**

inc. of agency fees

4 Beds      1 Baths      140 sqm

In the heart of the Presqu'île lyonnaise, on the popular Quai Saint-Vincent, this apartment embodies the perfect balance between the excitement of the...

### At a Glance

**Reference** MFH-EAL9173-6

**Near to** Lyon

**Price** €695,000

**Bed** 4

**Bath** 1

**Hab.Space** 140 sqm

**Pool** No

**Land Tax** N/A

### Property Description

In the heart of the Presqu'île lyonnaise, on the popular Quai Saint-Vincent, this apartment embodies the perfect balance between the excitement of the city and the serenity of an exceptional setting. Here, everything is within walking distance: the metro, the Saint-Paul train station, local shops, schools and all the amenities that make everyday life smooth and pleasant. The view of the Saône, offered by three large windows in the living room, enhances every moment. This vast, bright and welcoming room combines the living room, dining room and kitchen in an open and friendly spirit, ideal for moments with family or friends. Designed to accommodate a family in the most absolute comfort, the apartment has four quiet bedrooms, facing the courtyard. The master suite, with its private bathroom, ensures true privacy, while the three other bedrooms share a large bathroom equipped with a bathtub, a shower and a discreet and practical laundry area. Every corner of the apartment has been optimized to combine aesthetics and functionality. Completely renovated, this place exudes the charm of the old with its authentic parquet floors, period fireplaces and splendid ceilings. Every detail will delight lovers of character properties, where character blends with modern comfort. Located on the first floor of an elegant and perfectly maintained condominium, the apartment is ready to welcome a new family, with no work to be planned. It is a place where you can fully experience the city, where you can meet in generous and bright spaces, where you can find the calm of the rooms after the hustle and bustle of the day. A rare and precious property, designed to meet the needs of today's life, at the heart of Lyon's heritage and history. Property subject to co-ownership status: 6 lots Annual charges: EUR2,144 ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between EUR2,710 and EUR3,710 - Condominiums of 6 units (No proceedings in progress).

Annual expenses : 2144 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€695,000

Key Information

Internal Area:	140 sqm
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Location: Auvergne-Rhône-Alpes



## Gallery







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**S. and L. BROWN**



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