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## Top floor with terrace and view of the Nelson Mandela Esplanade

Lyon , Rhône , Auvergne-Rhône-Alpes



€545,000

inc. of agency fees

3 Beds

96 sqm

Located in Lyon 3 near Part Dieu, in a 2000 building with modern architecture, this 96m2 Carrez apartment is nestled on the top floor facing west and...

### At a Glance

Reference MFH-EAL10102-1

Near to Lyon

Price €545,000

Bed 3

Pool No

Hab.Space 96 sqm

Land Tax N/A

### Property Description

Located in Lyon 3 near Part Dieu, in a 2000 building with modern architecture, this 96m<sup>2</sup> Carrez apartment is nestled on the top floor facing west and offers a contemporary and bright living environment, enhanced by two terraces of 6m<sup>2</sup> and 19m<sup>2</sup> overlooking the Nelson Mandela park. The spacious, bright living room offers a modern kitchen open to a living room and a dining room which extend into a pleasant 19sqm terrace, ideal for enjoying beautiful sunny days. A hallway leads to the night area, including three bedrooms which share a bathroom and separate toilets for more comfort. An additional bathroom takes place. A cellar Closed garage in the basement in addition at EUR30,000 Quality services and the use of noble materials give this property a bright and contemporary character, offering a real outdoor living space. Property subject to co-ownership status: 76 lots Annual charges: EUR1,670 ENERGY CLASS: in progress / CLIMATE CLASS: in progress - Condominiums of 76 units (No proceedings in progress).

Annual expenses : 1670 euros.

Summary

Property type: Apartment  
Bedrooms: 3  
Price €545,000

Key Information

Year Built: 2000  
Internal Area: 96 sqm  
Property Features:  
• Balcony: 1

Location: Auvergne-Rhône-Alpes



## Gallery









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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.

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**S. and L. BROWN**



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