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## Architect-designed duplex in the Saint Georges district of Old Lyon

Lyon , Rhône , Auvergne-Rhône-Alpes



€750,000

inc. of agency fees

4 Beds      2 Baths      152 sqm

It is in the sought-after Saint Georges district of Vieux Lyon, a stone's throw from the metro, all amenities and the Ainay district, that this architect-designed...

### At a Glance

**Reference** MFH-EAL10820-1

**Bed** 4

**Near to** Lyon

**Bath** 2

**Pool** No

**Price** €750,000

**Hab.Space** 152 sqm

**Land Tax** N/A

### Property Description

It is in the sought-after Saint Georges district of Vieux Lyon, a stone's throw from the metro, all amenities and the Ainay district, that this architect-designed duplex of 152 sqm usable space and 123 sqm Carrez law is located on the 1st and top floor of a typical condominium in the area. The entrance leads to a spacious 53 sqm living room, a semi-open fitted kitchen, cleverly separated, with high ceilings. The two very bright through spaces thanks to large openings, offer generous volumes. The first level also offers a sleeping area for children with three bedrooms, one of which is on the mezzanine with an incredible view of all of Lyon, a bathroom and a toilet. The second level, meanwhile, is entirely dedicated to the parents' area. Conceived as an independent and intimate part, it leads to a bedroom with a view overlooking the city, a bathroom and an alcove that can be used as an office or dressing room. Possibility to purchase in addition a 73 sqm apartment, currently separated into two studios on the ground floor of the building (view side only and perfectly quiet). Ideal for rental income, offices, family to accommodate... The volumes, the light, the location as well as the view from the bedrooms make this duplex a unique and atypical property. A cellar completes the property. LPA Saint Georges parking in the immediate vicinity. Subject to co-ownership status: 9 lots Annual charges: EUR1,260 (cold water included). ENERGY CLASS: D / CLIMATE CLASS B Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,730 and EUR2,380. Condominiums of 9 units (No proceedings in progress).

Annual expenses : 1300 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€750,000

Key Information

Internal Area:	152 sqm
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Location: Auvergne-Rhône-Alpes



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**S. and L. BROWN**



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