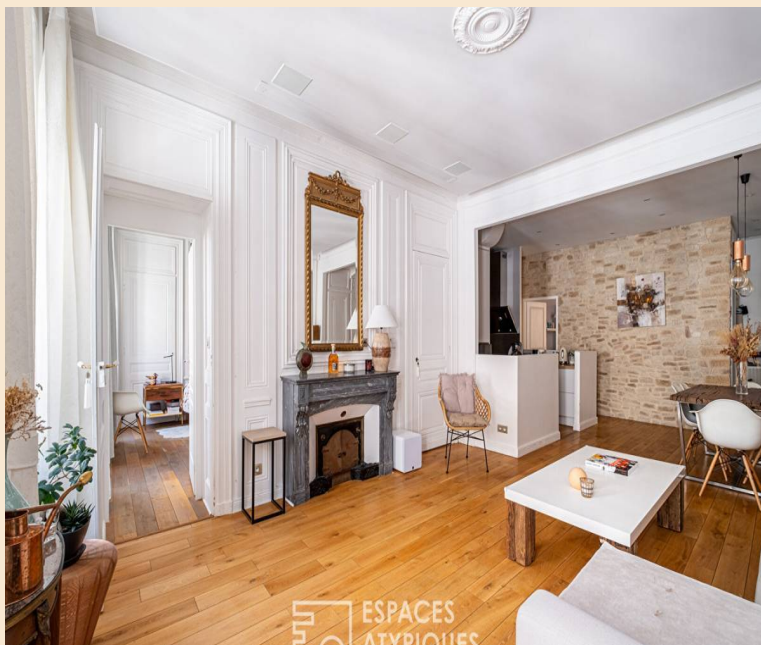


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Elegantly renovated bourgeois apartment - Lyon Cordeliers

Lyon , Rhône , Auvergne-Rhône-Alpes



€670,000

inc. of agency fees

3 Beds 1 Baths 105 sqm

Located in the heart of Lyon's Presqu'île district, this 105 sqm bourgeois apartment brilliantly combines old-world charm with the comfort of contemporary...

At a Glance

Reference MFH-EAL10691-3

Bed 3

Near to Lyon

Bath 1

Pool No

Price €670,000

Hab.Space 105 sqm

Land Tax N/A

Property Description

Located in the heart of Lyon's Presqu'île district, this 105 sqm bourgeois apartment brilliantly combines old-world charm with the comfort of contemporary amenities.

The tone is set from the moment you enter: solid parquet flooring, period moldings, delicate woodwork, and restored blinds elegantly underscore the authenticity of the space. Entirely redesigned, the apartment has undergone a meticulous renovation, respecting its original character. The light-filled living room features a fully equipped open-plan kitchen, which blends discreetly into the reception area.

Designed for both family life and those who appreciate elegant spaces, the property offers three bedrooms. The master suite features a private shower room and a custom-made dressing room. The other two bedrooms share a cozy bathroom.

A confidential address for an exceptional property, right next to the metro, and in close proximity to shops, transport, and schools. Property subject to the status of the co-ownership: 51 lots including 33 residential lots No proceedings in progress within the co-ownership.

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from average prices indexed for the years 2021, 2022, 2023 (subscriptions included): between EUR1,430 and EUR1,980.

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Condominiums of 51 units (No proceedings in progress).

Annual expenses : 133 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€670,000

Key Information

Internal Area:	105 sqm
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Location: Auvergne-Rhône-Alpes



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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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C. BAUER – Sunday Times

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S. and L. BROWN



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