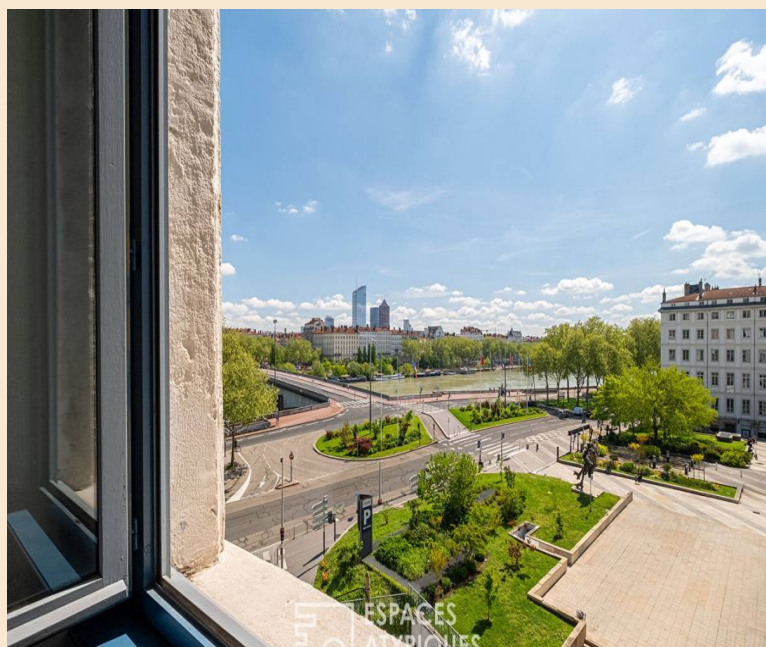


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Exceptional apartment with unobstructed view

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,090,000

inc. of agency fees

3 Beds 1 Baths 169 sqm

Nestled on the 3rd floor of the Hôtel Tolozan, an iconic building on the prestigious eponymous square, this fully renovated 169sqm character apartment...

At a Glance

Reference MFH-EAL10883-2

Bed 3

Near to Lyon

Bath 1

Pool No

Price €1,090,000

Hab.Space 169 sqm

Land Tax N/A

Property Description

Nestled on the 3rd floor of the Hôtel Tolozan, an iconic building on the prestigious eponymous square, this fully renovated 169sqm character apartment combines the elegance of the past with contemporary comfort. Accessible by elevator, this rare property seduces from the moment you enter with its private location and unobstructed view of the Rhône and the Part-Dieu towers. The corner living room, bathed in light thanks to its dual south and east exposure, offers remarkable volume with a ceiling height of approximately 3.90m. This beautiful space of over 33sqm is enhanced by generous openings that frame unique panoramas of the city. Adjoining, the vast, convivial kitchen of over 42sqm has been designed as a place for sharing and gastronomy. Fully equipped with high-end amenities (Boffi kitchen, Corian countertop, Gaggenau appliances), it embodies refinement down to the smallest details. The sleeping area offers a master suite with a dressing room, an elegant bathroom combining a bathtub and a shower, as well as two other bedrooms, one of which is on the mezzanine, ideal for accommodating family or guests. A second bathroom completes the layout. Air-conditioned and perfectly maintained, the apartment also has an attic, offering valuable additional storage space. The recently renovated building is secured by a video surveillance system and is distinguished by its staircase, listed in the Supplementary Inventory of Historical Monuments, a precious testimony to Lyon's architectural history. A secure parking space in the building can be purchased as an option. A rare property on the Lyon market, ideal for lovers of places steeped in history. Property subject to co-ownership status: 93 lots Annual charges: EUR2,793 ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use: between EUR2,140 and EUR2,940 - Condominiums of 93 units (No proceedings in progress).

Annual expenses : 2793 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,090,000

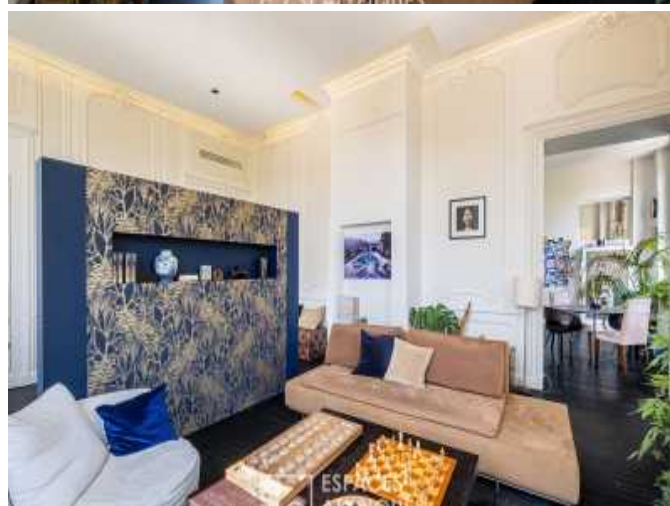
Key Information

Internal Area:	169 sqm
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Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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