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## Apartment with terrace on the top floor

Lyon , Rhône , Auvergne-Rhône-Alpes



**€675,000**

inc. of agency fees

3 Beds

123.83 sqm

Nestled in the sought-after 7th arrondissement, this 88.12sqm Carrez law apartment with 35.71sqm of floor space is located on the top floor of a charming...

### At a Glance

Reference MFH-EAL11704

Bed 3

Near to Lyon

Pool No

Price €675,000

Hab.Space 123.83 sqm

Land Tax N/A

### Property Description

Nestled in the sought-after 7th arrondissement, this 88.12sqm Carrez law apartment with 35.71sqm of floor space is located on the top floor of a charming historic building, with a courtyard view, as evidenced by its pediment dating from 1826. You'll fall in love with it from the entrance, which offers a magnificent overview of the living space, distinguished by its contemporary layout and meticulous finishings. Inside, the apartment consists of a fitted kitchen, equipped with a new boiler, fully open to an airy living room, fitted with a large living room and a dining room, creating a friendly and welcoming atmosphere. The generously sized first bedroom benefits from two windows, while a second bedroom, bathed in light, can be redesigned as an office or a spare bedroom. The cleverly designed bathroom has a shower with a niche and a window, thus providing a functional and pleasant space. The independent, wall-hung toilet adds a touch of modernity. A beautiful white staircase leads to the upper floor, under the converted attic, with a beautiful high ceiling, where a master bedroom is peacefully located, which communicates via a mezzanine net to a multipurpose room, ideal for a home cinema, a relaxation area or another bedroom. Outside, the terrace of almost 20 sqm, invites relaxation and conviviality, with the possibility of an extension subject to the agreement in principle of the co-ownership. The garage, offered for sale at an additional cost, facilitates parking in this dynamic neighborhood. The DPE is classified D, guaranteeing satisfactory energy performance. The immediate environment is rich in amenities, with schools, shops and public transport nearby, thus offering a pleasant and practical living environment. This unique property, combining historical charm and modern comfort, represents a rare opportunity on the Lyon real estate market. Property subject to the status of co-ownership: x lots, including x residential lots, x buildings ENERGY CLASS: D - CLIMATE CLASS: C Obtained using the housing energy bills for the years 07/06/2020 to 07/06/2021, energy prices indexed to 15/08/2015 (Diagnostics established on 04/06/2020) -

Condominiums of 1 units (No proceedings in progress).

Annual expenses : 1005.35 euros.

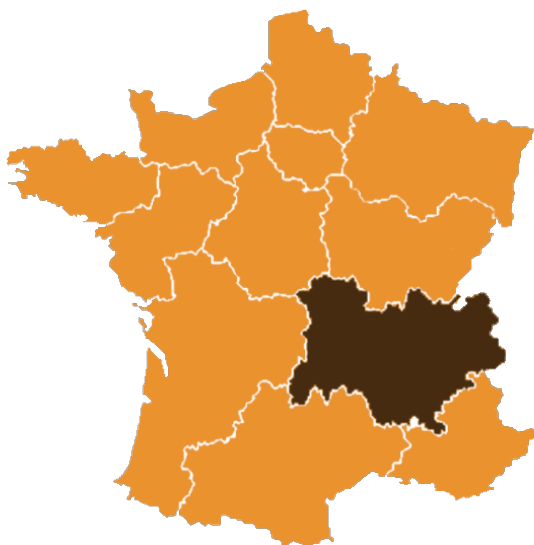
Summary

Property type:	Apartment
Bedrooms:	3
Price	€675,000

Key Information

Year Built:	1826
Internal Area:	123.83 sqm

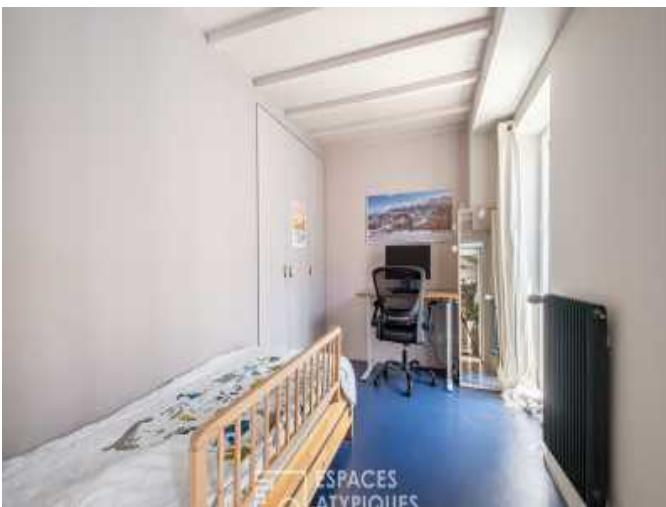
Location: Auvergne-Rhône-Alpes



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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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