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## Contemporary top-floor duplex with terrace

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



**€795,000**

inc. of agency fees

4 Beds 2 Baths 150 sqm 0.01 ha

Located in the commune of Caluire-et-Cuire, this 150m2 duplex apartment is located on the top floor with elevator and benefits from a 60m2 terrace. The...

### At a Glance

Reference	MFH-EAL9119-1	Near to	Caluire Et Cuire	Price	€795,000
Bed	4	Bath	2	Hab.Space	150 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

### Property Description

Located in the commune of Caluire-et-Cuire, this 150m<sup>2</sup> duplex apartment is located on the top floor with elevator and benefits from a 60m<sup>2</sup> terrace. The entrance opens onto the large living room which consists of an open kitchen, a dining area and a living room. It benefits from numerous openings onto the beautiful 60m<sup>2</sup> terrace and a cathedral ceiling on the living room. On the same level, a master suite takes place. Upstairs, an office space open to the living room leads to 3 bedrooms which share a bathroom. The location close to the Bourg de Caluire, the volumes, the brightness and the beautiful terrace are the assets of this contemporary apartment. Terrace of 60m<sup>2</sup>. Two additional garages (EUR25,000 per garage) Property subject to co-ownership status: 25 lots Estimated annual charges: EUR4,800 Energy Class: A / Climate Class: A - Condominiums of 25 units (No proceedings in progress).

Annual expenses : 4200 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€795,000

Key Information

Year Built:	2023
Internal Area:	150 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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**S. and L. BROWN**



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