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## Character apartment on a high floor with elevator in the Grôle district

Lyon , Rhône , Auvergne-Rhône-Alpes



**€595,000**

inc. of agency fees

2 Beds      1 Baths      88 sqm

Located in one of the most sought-after neighborhoods in the 2nd arrondissement, this address seduces with its immediate proximity to all amenities and...

### At a Glance

Reference MFH-EAL10914-4

Bed 2

Near to Lyon

Bath 1

Pool No

Price €595,000

Hab.Space 88 sqm

Land Tax N/A

### Property Description

Located in one of the most sought-after neighborhoods in the 2nd arrondissement, this address seduces with its immediate proximity to all amenities and its preserved tranquility. A stone's throw from the Cordeliers metro station, this property perfectly combines calm and dynamic city life. Nestled on the third floor with elevator of a superb bourgeois condominium recently renovated in its entirety (roof, facade, common areas), this two-bedroom apartment offers 88 sqm of authentic charm. From the entrance, the tone is set: generous volumes, high ceilings, period fireplaces, and old parquet floors harmoniously interact with the light. The living room, with its beautiful openings, constitutes a truly warm reception area. Two comfortable bedrooms, two bathrooms, and a toilet complete the ensemble. A light refresh is expected, offering the opportunity to reveal the full potential of this place and personalize it to your image. The rare combination of a luxury building, a sought-after location, an elevator and a character apartment make this a unique opportunity in the area. Dual purpose A cellar Parking in the immediate vicinity Annual charges: EUR1,200 ENERGY CLASS: E / CLIMATE CLASS: B Estimated average annual energy costs for standard use: between EUR1,730 and EUR2,400

Condominiums of 20 units (No proceedings in progress).

Annual expenses : 1200 euros.

### Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€595,000

### Key Information

Internal Area:	88 sqm
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### Location: Auvergne-Rhône-Alpes



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**S. and L. BROWN**



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