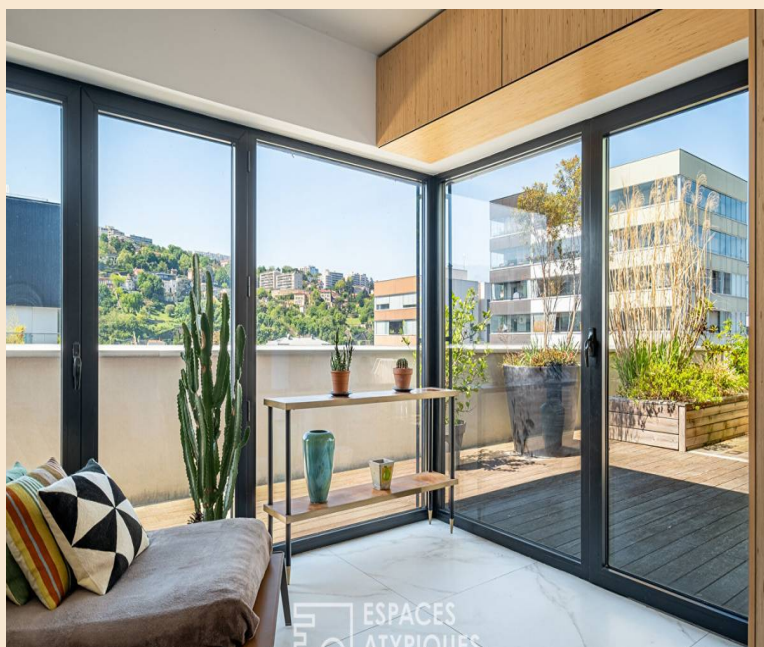


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Exceptional roof terrace in the Confluence district

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,050,000

inc. of agency fees

3 Beds 1 Baths 105 sqm

Located at the top of a high-end contemporary residence in the sought-after Confluence district of Lyon's second arrondissement, this remarkable rooftop...

At a Glance

Reference MFH-EAL10706-6

Near to Lyon

Price €1,050,000

Bed 3

Bath 1

Hab.Space 105 sqm

Pool No

Land Tax N/A

Property Description

Located at the top of a high-end contemporary residence in the sought-after Confluence district of Lyon's second arrondissement, this remarkable rooftop terrace offers 105 sqm of refined interior spaces, extended by a 74 sqm suspended terrace, fully landscaped. Located on the top floor with an elevator, this rare property benefits from dual-aspect architecture and quadruple exposure, offering us omnipresent natural light and a striking feeling of space complemented by a breathtaking view. Every detail has been carefully considered: noble materials, controlled volumes, peaceful ambiance and resolutely contemporary style. The reception area opens onto a spacious living room, overlooking the exterior and comprising a lounge, dining room and semi-open kitchen, with clean lines. The whole property benefits from several accesses to the terrace and thus clearly combines the indoor-outdoor connection. The separate sleeping area features a perfectly appointed master suite with a peaceful atmosphere, a dressing room and a private shower room. Two additional comfortably sized bedrooms and a separate bathroom complete the ensemble. Designed as an exceptional living space, this property offers high-end amenities just steps from all amenities, in the heart of a unique architectural ensemble, combining modernism and a relaxed lifestyle. The property is air-conditioned. A double underground parking space is available as an additional charge. The co-ownership charges include: - maintenance of common areas - elevator charges - heating (individual meter) - hot water (individual meter) - cold water (individual meter) Low energy consumption building Property subject to co-ownership status: 57 lots Annual charges: EUR3,758 ENERGY CLASS: C / CLIMATE CLASS: B Average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included): between EUR1,180 and EUR1,670 per year. - Condominiums of 57 units (No proceedings in progress).

Annual expenses : 3758 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,050,000

Key Information

Year Built:	2013
Internal Area:	105 sqm

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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