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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-EAL10706-7

Bed 3

Near to Lyon

Bath 1

Pool No

Price €1,050,000

Hab.Space 105 sqm

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



## Gallery







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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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