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Completely renovated duplex

Lyon , Rhône , Auvergne-Rhône-Alpes

€325,000

inc. of agency fees

3 Beds

72 sqm

Located on the Croix Rousse plateau, close to all amenities, this former canut workshop was completely renovated in 2023 to make way for a magnificent 72sqm duplex. The entrance, designed as a cloakroom,...

At a Glance

Reference MFH-EAL4017EL-1

Bed 3

Near to Lyon

Pool No

Price €325,000

Hab.Space 72 sqm

Land Tax N/A

Property Description

Located on the Croix Rousse plateau, close to all amenities, this former canut workshop was completely renovated in 2023 to make way for a magnificent 72sqm duplex. The entrance, designed as a cloakroom, opens onto a hall which initially leads to a bathroom with contemporary lines and a separate WC. The living room, taking place under a magnificent French ceiling nestled more than four meters high, is composed of a living room facing a sumptuous fully equipped modern kitchen. The floor hosts a second bedroom as well as an office / TV lounge that can also be used as an extra bedroom. The quality renovation and the luminosity

are undoubtedly the assets of this apartment. A caveat. Property subject to co-ownership status: 12 Annual charges: EUR561 ENERGY CLASS: D / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices from the year 2023: between EUR830 and EUR1,120 - Condominiums of 12 units (No proceedings in progress).

Annual expenses : 561 euros.

Summary

Property type: Apartment
Bedrooms: 3
Price €325,000

Key Information

Internal Area: 72 sqm

Location: Auvergne-Rhône-Alpes



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