COLDWELL BANKER
EUROPA REALTY

Apartment Lyon 130 m²



SALE PRICE : 1 000 000 €

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DESCRIPTION

In the heart of the highly sought-after Carré d'Or in Lyon's 6th arrondissement, just moments from some of the city's finest addresses, this dual-aspect apartment of 130 sqm is located on the 5th floor with lift of a prestigious building.

Rare for its location, its natural light and its remarkable view over the hills of Fourvière, this property offers a privileged lifestyle, combining elegance, comfort and the unmistakable charm of Lyon living.

Fully renovated and air-conditioned, the apartment stands out for the quality of its finishes, its generous volumes and its refined atmosphere. Facing west, the spacious reception room is bathed in natural light and harmoniously combines a living area, dining room and office space, in a chic yet contemporary spirit.

The independent, fully equipped kitchen blends elegantly with the overall layout and perfectly meets the expectations of a comfortable and functional lifestyle.

On the night side, the main bedroom, peacefully overlooking the courtyard, features a large bespoke dressing room, an elegant bathroom and an additional shower room. Depending on requirements, a second bedroom or an independent office can easily be created, allowing the property to adapt to different lifestyles.

Numerous built-in storage spaces, a cellar and an attic complete this rare property.

With its exceptional address, open view over Fourvière, high-floor position, refined renovation and modern comfort, this apartment represents a discreet opportunity in one of Lyon's most desirable districts.

Some of the photographs presented are non-contractual 3D projections, created to illustrate the apartment's layout potential and highlight its possibilities.

Your advisor:

Co-ownership of 22 lots, no ongoing legal proceedings.
Annual charges: €1,900
Property tax: €2,332

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FEATURES

Property type:	Apartment	Area:	130.0 m²	Elevator:	Oui
Number of rooms:	2 rooms	Number of bedrooms:	1 bedroom		

Information on the risks to which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): B 104

Greenhouse gas emissions (GHG) index: B 8

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