COLDWELL BANKER
EUROPA REALTY

Apartment Lyon 137 m²



SALE PRICE : 890 000 €

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DESCRIPTION

In the heart of one of the most sought-after districts of Lyon's 6th arrondissement, this remarkable dual-aspect five-room apartment is located on the top floor with lift access of an elegant period building.

Set away from prying eyes, this property immediately impresses with its abundant natural light, generous volumes and authentic period charm. Solid wood flooring, a fireplace, high ceilings and large openings create a refined living environment, enhanced by an exceptional view.

The apartment offers beautiful reception areas, including a living room, a dining room, a fully equipped separate kitchen, as well as a study.

The night area comprises three bedrooms, including a principal suite with its own shower room, a second shower room and separate toilets.

A discreet and confidential property combining an exceptional location, character, natural light and open views, in the heart of Lyon's 6th arrondissement.

Full file, address, additional information and photographs available exclusively upon request.

Your advisor:

Co-ownership of 10 lots
No ongoing legal proceedings
Annual charges: €3,500

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FEATURES

Property type:	Apartment	Area:	137.0 m²	Elevator:	Oui
Property tax:	€1.00	Number of rooms:	5 rooms	Number of bedrooms:	3 bedrooms

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): D 185

Greenhouse gas emissions (GHG) index: D 36

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