

€ 499 000

For sale apartment

3 rooms

Surface : 107 m<sup>2</sup>

Surface of the living : 37 m<sup>2</sup>

Hot water : Individuelle

Standing : Luxe

Features :

Digicode

1 bedroom

1 bathroom

1 WC

1 parking

1 cellar

Energy class (dpe) : F

Emission of greenhouse gases (ges) : E

Document non contractuel

28/04/2024 - Prix T.T.C



## Apartment 135 Lyon

An invitation to discover this atypical & unique place steeped in history in Lyon 5th... A building of the 1800s in joint ownership in a huge park which offers this beautiful T2, convertible into 3 bedrooms, of 107 m<sup>2</sup> on the top floor with 1 cellar and 1 private parking space. Enter this space bathed in light at any time with triple exposure South, East and West. As soon as you arrive, you will appreciate all the charm of this place with its exceptional cachet arranged and decorated with great taste. A mezzanine allows a high ceiling on the window side but also the development of an additional bedroom. Since a beautiful room already exists and the development of a 3rd is possible if necessary. A fitted and equipped independent bright kitchen which creates the surprise due to its original shape. A character given by its 2 original and functional fireplaces as well as a beautiful herringbone parquet floor. To visit without delay in order to soak up the beautiful atmosphere of this apartment in an atypical place full of charm! Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

