

€ 450 000

For sale apartment

4 rooms

Surface : 75 m²

Hot water : Chaudière Collective

Features :

Fenêtre PVC, Stores électriques, disabled access, lift, Fibre optique, Vidéophone

3 bedroom

1 bathroom

1 shower

1 WC

Energy class (dpe) : C

Emission of greenhouse gases (ges) : C

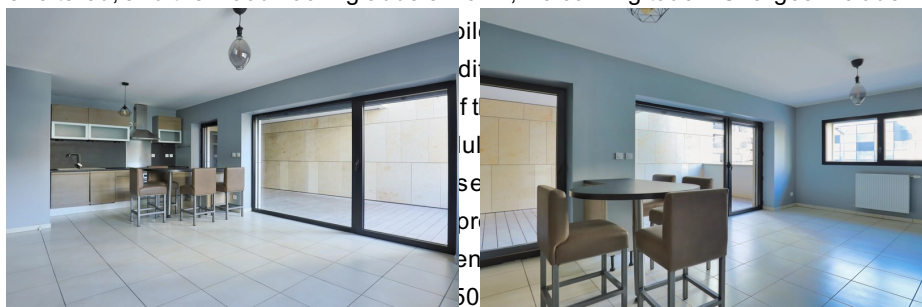
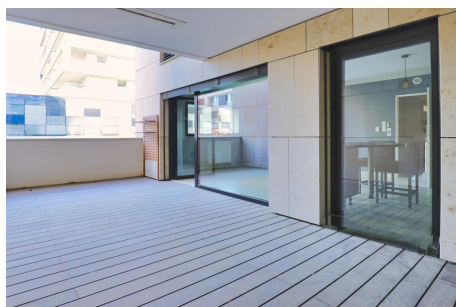
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09/05/2025 - Prix T.T.C



## Apartment 255 Lyon

La Confluence: France's 1st eco-sustainable district. Located between the Rhône and Saône rivers, La Confluence embodies modernity and architectural creativity, while integrating elements of sustainability and conviviality. Culture, nature and entertainment are just some of the advantages offered by this bold, attractive hub of Lyonnais life. Are you looking for an apartment that combines a functional, modern, cocooning interior with a dynamic, lively outdoor lifestyle, with everything close at hand? This apartment is ideal for you! Located on the 1st floor of a 2011 building, built to reflect the unstructured, contemporary architecture of the neighborhood, come and discover this 75 m² type 4 apartment with its large 18 m² terrace. On entering, the entrance hall leads to two well-defined areas, a day area and a night area. On the left, a toilet and a corridor lead to the living area, featuring a beautiful open-plan kitchen, living room and dining room, with access to the terrace via bay windows. On the right you'll find a bathroom with bathtub and double washbasin, and opposite is the night space with 3 bedrooms, one of which has its own private shower room. The terrace provides an additional space for conviviality. It's sheltered, and the wood flooring adds a warm, welcoming touch. Charges include



démarchage immobilier" on behalf of CARLE IMMOBILIER.

Fees and charges :

450 000 € fees included