

[Click to view MFH-EAL7962](#)

Apartment renovated by architect with its **XXL** terrace near Place Guichard

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,290,000

inc. of agency fees

4 Beds 1 Baths 167 sqm 0.01 ha

In Lyon 3rd, 300m from Place Guichard, this 167m² single-storey apartment is located on the 4th floor of a recent condominium and benefits from a 91m² terrace. The entrance with its full-height storage...

At a Glance

Reference	MFH-EAL7962	Near to	Lyon	Price	€1,290,000
Bed	4	Bath	1	Hab.Space	167 sqm
Land	0.01 ha	Pool	No	Land Tax	N/A

Property Description

In Lyon 3rd, 300m from Place Guichard, this 167m² single-storey apartment is located on the 4th floor of a recent condominium and benefits from a 91m² terrace. The entrance with its full-height storage already gives a glimpse of the quality of the renovation of this property. On one side, a huge living room of 87m² takes place. It consists of a double living room and a high-end open kitchen with contemporary lines. Everything

has been designed to accommodate the maximum number of guests and is extended by the 91m² open-air terrace. On the other side, three bedrooms share a modern bathroom and a contemporary bathroom. One of them benefits from a private patio. The master suite is located opposite the first sleeping area. Designed like a hotel suite, it benefits from a private bathroom, a large fitted dressing room and a small terrace. The high-end renovation of this apartment, its location and its 91m² open-air terrace are the assets of this contemporary apartment. Two garages in the basement as well as a cellar. A 91m² terrace. Close to metro Line B "Place Guichard - Bourse du Travail" "Lyon Part-Dieu" station 15 minutes on foot. Property subject to the status of co-ownership: Annual charges: EUR3,980 ENERGY CLASS: C ? CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022 and 2023: between EUR1,630 and EUR2,270

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,290,000

Key Information

Internal Area:	167 sqm
Land Area:	0.01 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates