

[Click to view MFH-EAL7263-7](#)

Magnificent bourgeois apartment overlooking Place Bellecour

Lyon , Rhône , Auvergne-Rhône-Alpes



€950,000

inc. of agency fees

3 Beds 1 Baths 162 sqm

Located on Place Bellecour, in the heart of the second arrondissement of Lyon, this fully renovated 162sqm Carrez apartment is located on the 2nd floor of a perfectly maintained bourgeois building. From...

At a Glance

Reference	MFH-EAL7263-7	Near to	Lyon	Price	€950,000
Bed	3	Bath	1	Hab.Space	162 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on Place Bellecour, in the heart of the second arrondissement of Lyon, this fully renovated 162sqm Carrez apartment is located on the 2nd floor of a perfectly maintained bourgeois building.

From the entrance, the renovation takes on its full meaning. Here, all the markers of the old, such as the

Aremberg parquet flooring, the ornaments, the fireplaces and the Lyonnaise cupboards have been carefully restored and subtly combined with a contemporary vision in order to enhance this place already imbued with a certain cachet.

Facing east and overlooking Place Bellecour, the living area consists of a reception room with impressive volumes as well as a dining room opening onto a modern, fitted and equipped kitchen.

The sleeping area offers us two comfortably sized suites located on the first level as well as a third duplex. Each of them overlooks the courtyard and has its own private bathroom.

The prestigious address, the quality renovation and the standing of the co-ownership are undeniably the major assets of this property and make it an ideal place to live. An attic completes the property.

No proceedings in progress in the co-ownership. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,160 and EUR2,940.

Condominiums of 12 units (No proceedings in progress).

Annual expenses : 2208 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€950,000

Key Information

Internal Area:	162 sqm
----------------	---------

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