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## Magnificent bourgeois apartment overlooking Place Bellecour

Lyon , Rhône , Auvergne-Rhône-Alpes



# €890,000

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

<b>Reference</b>	MFH-EAL7263_3	<b>Near to</b>	Lyon	<b>Price</b>	€890,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	162 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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	€890,000

## Key Information

Internal Area:	162 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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