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## Very beautiful bourgeois apartment with balconies Place Bellecour

Lyon , Rhône , Auvergne-Rhône-Alpes



# €1,750,000

inc. of agency fees

3 Beds      1 Baths      226 sqm

Located on Place Bellecour, in the heart of the second arrondissement of Lyon, this 226.15sqm Carrez apartment with balconies is located on the 3rd floor with elevator of a very beautiful bourgeois building,...

### At a Glance

Reference MFH-EAL8257-1

Bed 3

Near to Lyon

Bath 1

Pool No

Price €1,750,000

Hab.Space 226 sqm

Land Tax N/A

### Property Description

Located on Place Bellecour, in the heart of the second arrondissement of Lyon, this 226.15sqm Carrez apartment with balconies is located on the 3rd floor with elevator of a very beautiful bourgeois building, perfectly maintained. Here, all the markers of the old, such as the period parquet floors, the fireplaces, the Lyonnaise cupboards as well as the beautiful high ceilings have been carefully preserved, thus giving the

place a certain cachet. Facing due south and overlooking Place Bellecour through three windows, the living area consists of a vestibule as well as a reception room with impressive volumes with access to the balcony and a bedroom currently used as an office.

Adjoining this set, we find a dining room as well as a semi-open kitchen, fitted and equipped in a contemporary style. The sleeping area is quite distinct and offers us two comfortably sized suites, overlooking the quiet courtyard, one with its own bathroom and the other with a shower room. This part overlooks the quiet courtyard and benefits from its own balcony.

Its prestigious address, its character as well as its high-end bourgeois co-ownership and its proximity to all amenities are undeniably the major assets of this property and make it an ideal place to live. A cellar and an attic complete the property. A secure double garage near the apartment is available in addition. The facade renovation work will begin soon and has already been voted on and paid for by the owners.

**ENERGY CLASS: D / CLIMATE CLASS: D** Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR3,970 and EUR5,410.

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Condominiums of 16 units (No proceedings in progress).

Annual expenses : 2844 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,750,000

## Key Information

Internal Area:	226 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery





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**C. BAUER – Sunday Times**

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