

Apartment on the quays in the heart of the 6th

Lyon, Rhône, Auvergne-Rhône-Alpes



At a Glance

Reference	MFH-EAL7588-2
Bed	3

Near toLyonPoolNo

Price€590,000Hab.Space115 sqmLand TaxN/A

Property Description

In the heart of the Edgard Quinet district, resulting from a complete restoration, this 115.09sqm Carrez apartment stands out on the mezzanine of a beautiful, opulent building from the end of the 18th century. From the entrance, a beautiful living room with a fitted kitchen with a central island, entirely open to a living room and relaxation lounge. The night area is divided into three bedrooms. The first is peacefully installed on the courtyard side, behind a pretty glass roof. The other two, of beautiful surface areas, benefit from the pleasant view, on the river bank side. One offers the possibility of two beds and has large wall cupboards.

The last is a master bedroom, with a dressing room and a beautiful period fireplace. A sliding door reserves a bathroom, double sinks with window, separate toilets and a laundry area. A large cellar, of 15sqm, closes the visit with a door worthy of the name. Quality renovation where travertine in the kitchen, parquet flooring and neat decoration come together in a bright property in this highly sought-after area of the 6th arrondissement of Lyon. Property subject to the status of co-ownership: 88 lots, including 32 residential lots and 13 parking lots Additional information: - Place Maréchal Lyautey a stone's throw away, - Foch metro station 400m away, - Property tax: EUR1,000 per year ENERGY CLASS: C - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) between EUR1,140 and EUR1,590 (Diagnostics established on 09/27/2024) -

Condominiums of 88 units (No proceedings in progress).

Annual expenses : 340 euros.

Summary

Property type: Bedrooms: Price Apartment 3 €590,000

Key Information

Year Built:1844Internal Area:115 sqm

Location: Auvergne-Rhône-Alpes



Gallery







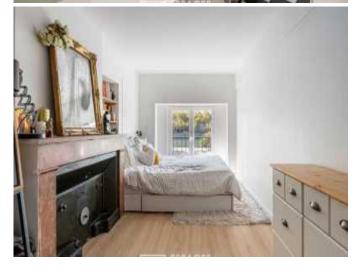
















THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved