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## Hausmannian family apartment in the heart of Foch

Lyon , Rhône , Auvergne-Rhône-Alpes



# €1,190,000

inc. of agency fees

4 Beds      1 Baths      181 sqm

Located in the prestigious Foch district, in the heart of the 6th arrondissement of Lyon, this elegant 181 sqm family apartment, alone on the landing, is on the 1st floor with elevator of a magnificent...

### At a Glance

**Reference** MFH-EAL9295

**Bed** 4

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €1,190,000

**Hab.Space** 181 sqm

**Land Tax** N/A

### Property Description

Located in the prestigious Foch district, in the heart of the 6th arrondissement of Lyon, this elegant 181 sqm family apartment, alone on the landing, is on the 1st floor with elevator of a magnificent Hausmannian building. Combining period charm and modern amenities, this property offers a unique living environment.

From the entrance, the generous volumes and the beautiful high ceilings captivate. The Hungarian point parquet flooring, delicate moldings, marble fireplaces and period woodwork create a warm and refined atmosphere. The apartment has a bright double living room, thanks to its large windows, ideal for entertaining or sharing moments with family. The semi-independent and fully equipped kitchen combines noble materials and contemporary design.

The sleeping area consists of four spacious bedrooms, including a master suite with dressing room and private bathroom, as well as a second modern bathroom. In the heart of Foch, you will benefit from all the amenities in the immediate vicinity: shops, renowned schools, public transport, and the Parc de la Tête d'Or a few minutes' walk away.

This property also has a healthy cellar and offers the possibility of acquiring a garage in addition.

Property subject to the status of the co-ownership: 14 lots

Annual charges: EUR3,000

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,440 and EUR3,350

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Condominiums of 14 units (No proceedings in progress).

Annual expenses : 3000 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,190,000

## Key Information

Internal Area:	181 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery







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