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## Very beautiful bourgeois apartment with balconies Place Bellecour

Lyon , Rhône , Auvergne-Rhône-Alpes



# €1,650,000

inc. of agency fees

3 Beds      1 Baths      226 sqm

Located on Place Bellecour, in the heart of the 2nd arrondissement of Lyon, this 226sqm Carrez apartment with balconies is located on the 3rd floor with elevator of a beautiful bourgeois building, perfectly...

### At a Glance

**Reference** MFH-EAL8257-4  
**Bed** 3

**Near to** Lyon  
**Bath** 1  
**Pool** No

**Price** €1,650,000  
**Hab.Space** 226 sqm  
**Land Tax** N/A

### Property Description

Located on Place Bellecour, in the heart of the 2nd arrondissement of Lyon, this 226sqm Carrez apartment with balconies is located on the 3rd floor with elevator of a beautiful bourgeois building, perfectly maintained. Here, all the markers of the old, such as the period parquet floors, fireplaces, Lyonnaise cupboards and the beautiful high ceilings, have been carefully preserved, thus giving it a certain cachet.

Facing due south and overlooking Place Bellecour through three windows, the living area consists of a vestibule and a reception room with impressive volumes. It has access to the balcony and a bedroom currently used as an office. Adjoining this set, a dining room takes place as well as a semi-open kitchen, fitted and equipped in a contemporary style. The sleeping area is quite distinct and offers two comfortably sized suites, overlooking the quiet courtyard and having one with its own bathroom and the other with a shower room. This part is in a 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. 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. -

Condominiums of 16 units (No proceedings in progress).

Annual expenses : 2844 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,650,000

## 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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