

[Click to view MFH-EAL8257-6](#)

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-EAL8257-6
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
----------------	---------

Location: Auvergne-Rhône-Alpes



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 our 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 my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates