

[Click to view MFH-EAL10023](#)

Apartment renovated by an architect a few steps from Place Lyautey

Lyon , Rhône , Auvergne-Rhône-Alpes



€945,000

inc. of agency fees

3 Beds 2 Baths 171 sqm

Ideally located just steps from the prestigious Place Maréchal Lyautey, this 171 sqm apartment, entirely redesigned by an architect, elegantly combines...

At a Glance

Reference MFH-EAL10023

Bed 3

Near to Lyon

Bath 2

Pool No

Price €945,000

Hab.Space 171 sqm

Land Tax N/A

Property Description

Ideally located just steps from the prestigious Place Maréchal Lyautey, this 171 sqm apartment, entirely redesigned by an architect, elegantly combines old-world charm with a refined contemporary renovation.

From the entrance, enhanced by large openings and high ceilings, the eye is drawn to the generous volumes.

Herringbone parquet flooring, delicate moldings, and period fireplaces recall the historic character, while clean lines and noble materials bring a touch of modernity. The living space of approximately 60 sqm consists of a spacious living room, a dining room, and a superb contemporary kitchen, the true heart of the apartment.

This convivial space opens onto a tree-lined interior courtyard, offering a peaceful and intimate setting. On the night side, the master suite is a true cocoon with its custom-made dressing room and its meticulously finished bathroom. Two other spacious bedrooms share a second bathroom with refined aesthetics. In the immediate vicinity of Place Lyautey, the Foch metro station, and shops, this property will delight families looking for a generously sized apartment that has been carefully renovated.

Property subject to the status of the co-ownership: 10 lots

Annual charges: EUR1,540

ENERGY CLASS: D - CLIMATE CLASS: D

-

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 1540 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€945,000

Key Information

Internal Area:	171 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