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Very beautiful bourgeois apartment with balconies on Place Bellecour

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,600,000

inc. of agency fees

3 Beds 1 Baths 226 sqm

Located on Place Bellecour, in the heart of Lyon's 2nd arrondissement, this 226sqm Carrez apartment with balconies is located on the 3rd floor with elevator...

At a Glance

Reference	MFH-EAL8257-1	Near to	Lyon	Price	€1,600,000
Bed	3	Bath	1	Hab.Space	226 sqm
		Pool	No	Land Tax	N/A

Property Description

Located on Place Bellecour, in the heart of Lyon's 2nd arrondissement, this 226sqm Carrez apartment with balconies is located on the 3rd floor with elevator of a beautiful, perfectly maintained bourgeois building. Here, all the markers of the old, such as the period parquet floors, fireplaces, Lyon-style cupboards and the beautiful high ceilings, have been carefully preserved, thus giving it a certain cachet. Facing south and overlooking Place Bellecour through three windows, the living area consists of a vestibule as well as a reception room with impressive volumes. It has access to the continuous balcony and a bedroom currently used as an office. Adjoining this ensemble, 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, one with its own bathroom and the other a shower room. This part is quietly located overlooking the 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 as an additional cost. 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 using 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	€1,600,000

Key Information

Internal Area: 226 sqm

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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