

## Exceptional apartment with direct access to the Tête d'Or park

Lyon , Rhône , Auvergne-Rhône-Alpes



**€1,910,000**

inc. of agency fees

4 Beds 1 Baths 202.15 sqm 0.01 ha

Boulevard des Belges, formerly Boulevard du Nord, is a wide, upscale avenue in the 6th arrondissement of Lyon, lined with beautiful buildings and private...

### At a Glance

**Reference** MFH-EAL9661  
**Bed** 4  
**Land** 0.01 ha

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

**Price** €1,910,000  
**Hab.Space** 202.15 sqm  
**Land Tax** N/A

### Property Description

Boulevard des Belges, formerly Boulevard du Nord, is a wide, upscale avenue in the 6th arrondissement of Lyon, lined with beautiful buildings and private mansions that reflect the eclecticism of Lyon architecture from the end of the 19th century. This is where this 202m2 apartment (196m2 Carrez) and its 56m2 terrace are located, in the former stables of the Parc de la Tête d'Or. The property: direct access to the Parc de la Tête

d'Or from the condominium. Renovated in a chic country style, it benefits from beautiful volumes and a certain character. Access is via the ground floor where a staircase leads to the living rooms. In perfect alignment, the kitchen and living room follow one another. The fully equipped kitchen benefits from a beautiful high ceiling, revealing the magnificent roof frame. Organized around a fireplace, the living room with its undeniably cozy atmosphere is enhanced by the floor tiles. The numerous French windows provide direct access to the 56m<sup>2</sup> terrace. Set back from the living areas, the master suite is set back with a dressing room and a bathroom with bathtub and shower. Upstairs, under the ridge, a corridor leads to the children's area where there is a bathroom with dressing room, a bedroom, a bedroom with shower room and a second dressing room. A 26m<sup>2</sup> living room, now a TV room, can easily be transformed into a new bedroom with shower room. This apartment at an exceptional address benefits from a renovation that is both chic and cozy, where life is good. A garage accessible from the apartment. Laundry room. Direct access to the park. Estimated annual energy cost for standard use between EUR3,640 and EUR5,000 - Condominiums of 3 units (No proceedings in progress).

Annual expenses : 2448 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,910,000

Key Information

Internal Area:	202.15 sqm
Land Area:	0.01 ha

Location: Auvergne-Rhône-Alpes



## Gallery









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