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

**Lyon , Rhône , Auvergne-Rhône-Alpes**



**€1,490,000**

**inc. of agency fees**

**2 Beds      1 Baths      140 sqm**

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-EAL9660

**Bed** 2

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €1,490,000

**Hab.Space** 140 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 140m<sup>2</sup> apartment and its 35m<sup>2</sup> terrace are located, in the former stables of the Parc de la Tête d'Or.

Renovated in a resolutely contemporary style, it benefits from vast volumes and incredible brightness.

Access is via the ground floor, where a bedroom that has nothing to envy in luxury hotels has a bathroom. On the 1st level, the vast living room is revealed. Under a beautiful high ceiling, the 70m<sup>2</sup> accommodates a living room, lounge and open kitchen. The numerous openings provide constant light to the whole and allow on one side, access to a 35m<sup>2</sup> terrace and on the other, a direct view of the Tête d'Or park.

Upstairs, taking place under the ridge, the master suite of more than 35m<sup>2</sup> consists of a bedroom, a sumptuous bathroom and a dressing room.

Renovated by a master's hand, this exceptional apartment benefits from all the codes of luxury.

Estimated annual energy cost for standard use between EUR2,740 and EUR3,780

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Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1976 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,490,000

Key Information

Internal Area: 140 sqm

Property Features:

- Balcony: 1

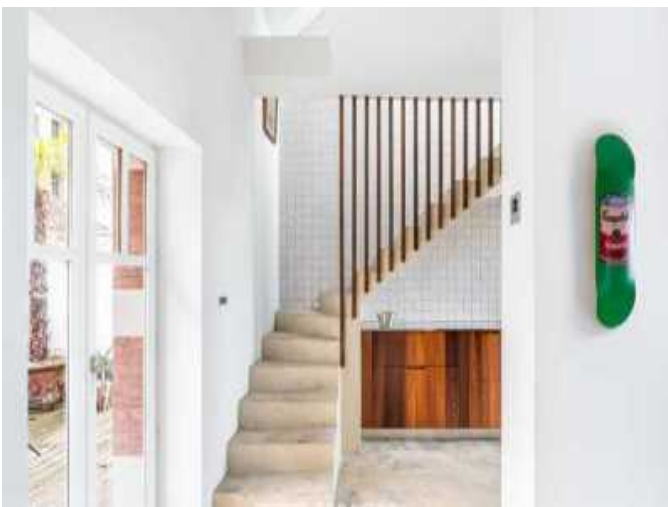
Location: Auvergne-Rhône-Alpes

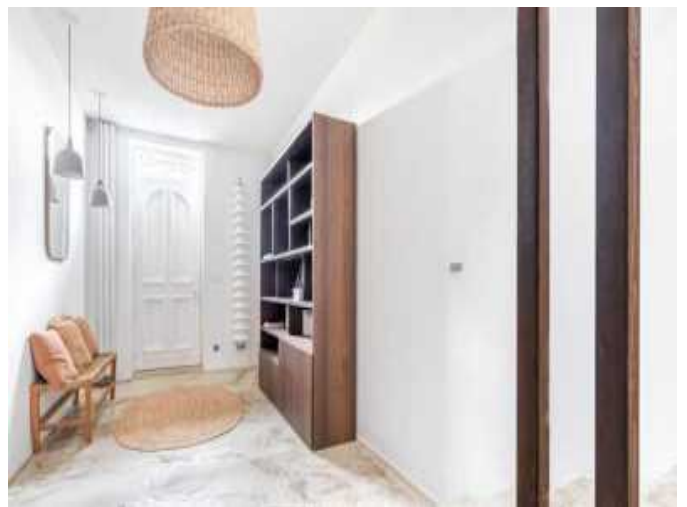


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## Testimonials

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**



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