

[Click to view MFH-EAL8257-7](#)

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-EAL8257-7

Bed 3

Near to Lyon

Bath 1

Pool No

Price €1,600,000

Hab.Space 226 sqm

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



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post 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 cooling 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved