

Renovated family apartment with view of the Saône

Lyon, Rhône, Auvergne-Rhône-Alpes





At a Glance

Reference	MFH-EAL9173-3
Bed	4

Near to	Lyon
Bath	1
Pool	No

Price€740,000Hab.Space140 sqmLand TaxN/A

Property Description

In the heart of the Presqu'île lyonnaise, on the popular Quai Saint-Vincent, this apartment embodies the perfect balance between the excitement of the city and the serenity of an exceptional setting. Here, everything is within walking distance: the metro, the Saint-Paul train station, local shops, schools and all the amenities that make everyday life smooth and pleasant. The view of the Saône, offered by three large windows in the

living room, enhances every moment. This vast, bright and welcoming room combines the living room, dining room and kitchen in an open and friendly spirit, ideal for moments with family or friends. Designed to accommodate a family in the most absolute comfort, the apartment has four quiet bedrooms, facing the courtyard. The master suite, with its private bathroom, ensures true privacy, while the three other bedrooms share a large bathroom equipped with a bathtub, a shower and a discreet and practical laundry area. Every corner of the apartment has been optimized to combine aesthetics and functionality. Completely renovated, this place exudes the charm of the old with its authentic parquet floors, period fireplaces and splendid ceilings. Every detail will delight lovers of character properties, where character blends with modern comfort. Located on the first floor of an elegant and perfectly maintained condominium, the apartment is ready to welcome a new family, with no work to be planned. It is a place where you can fully experience the city, where you can meet in generous and bright spaces, where you can find the calm of the rooms after the hustle and bustle of the day. A rare and precious property, designed to meet the needs of today's life, at the heart of Lyon's heritage and history. Property subject to co-ownership status: 6 lots Annual charges: EUR2,144 ENERGY CLASS: E / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between EUR2,710 and EUR3,710 -Condominiums of 6 units (No proceedings in progress).

Annual expenses : 2144 euros.

Summary

Property type: Bedrooms: Bathrooms Price

Apartment 4 1 €740,000

Key Information

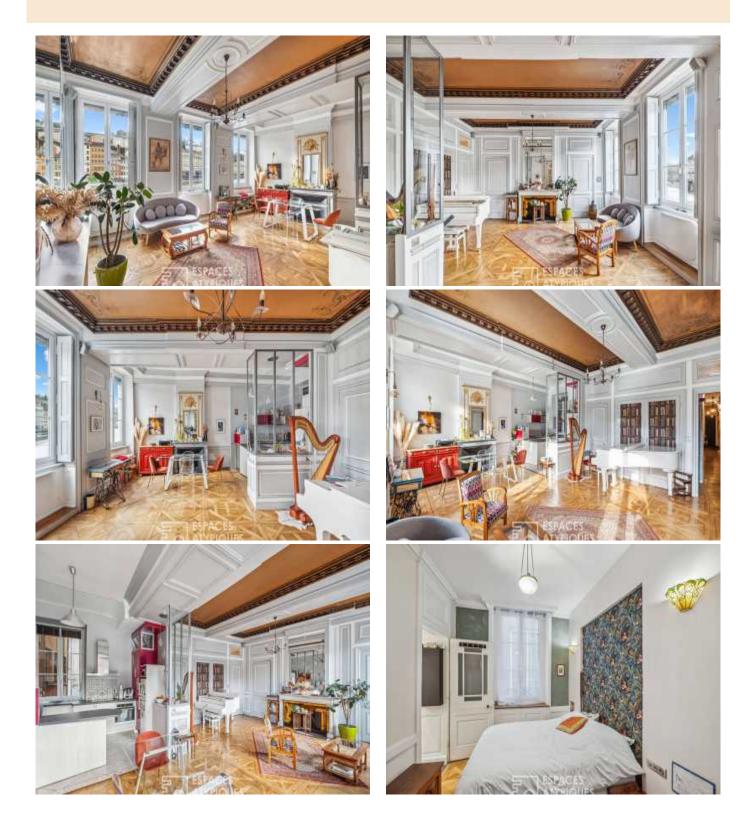
Internal Area:

140 sqm

Location: Auvergne-Rhône-Alpes



Gallery





THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 ours 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 myfrench-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