

[Click to view MFH-EAL10774](#)

## Epicurean loft with patio

Lyon , Rhône , Auvergne-Rhône-Alpes



€790,000

inc. of agency fees

3 Beds 3 Baths 166 sqm 0.01 ha

In the sought-after Bellecombe neighborhood of Lyon's 6th arrondissement, this 166 sqm loft (136 sqm Carrez law) is an invitation to savor the pleasures...

### At a Glance

Reference MFH-EAL10774

Bed 3

Land 0.01 ha

Near to Lyon

Bath 3

Pool No

Price €790,000

Hab.Space 166 sqm

Land Tax N/A

### Property Description

In the sought-after Bellecombe neighborhood of Lyon's 6th arrondissement, this 166 sqm loft (136 sqm Carrez law) is an invitation to savor the pleasures of life. Nestled in the peace of a quiet interior courtyard, it offers a private 107 sqm patio, a true oasis of tranquility in the heart of the city. Upon entering, a vast living room bathed in light thanks to a large bay window and a shed roof opens onto the patio, creating a perfect harmony between indoors and outdoors. The modern and functional equipped kitchen blends harmoniously into the space, providing an ideal place for convivial moments. The loft features a large master suite on one level, with a private shower room and a mezzanine dressing room overlooking the patio. A second spacious bedroom and a separate bathroom complete the sleeping area. A pantry offers additional storage. Upstairs, a studio of approximately 12sqm with a kitchenette and shower room offers an independent space, ideal for hosting guests, a teenager, or for professional use. This studio can also be connected to the main loft according to your needs. A building permit has been filed and accepted for an extension of approximately 30sqm, offering the possibility of further expanding this exceptional living space according to your desires. This loft, combining generous volumes, brightness, and private exteriors, is a rare property on the Lyon market. Its warm atmosphere and functional layout make it an ideal living space for lovers of atypical spaces and conviviality. 1 private parking space completes this property Property subject to the status of co-ownership: 27 lots Annual charges: EUR1,700 ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,220 and EUR1,710 - Condominiums of 27 units (No proceedings in progress).

Annual expenses : 1700 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€790,000

Key Information

Year Built:	1910
Internal Area:	166 sqm
Land Area:	0.01 ha
Has a Garden	Yes

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 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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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