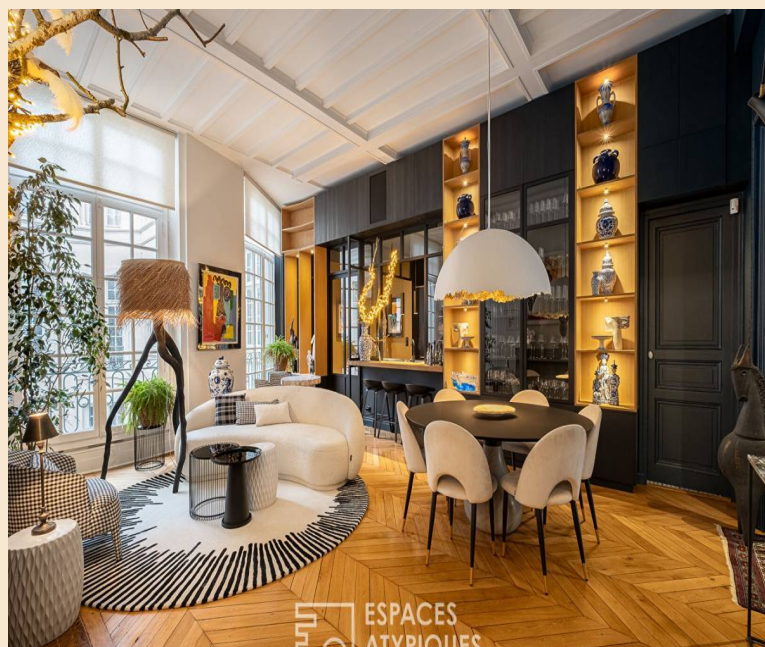


[Click to view MFH-EAL9174-6](#)

## Exceptional apartment in the heart of the Bellecour district

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,450,000

inc. of agency fees

3 Beds      1 Baths      202 sqm

Nestled in a quiet street, a few steps from the emblematic Place Bellecour, this unique apartment is located on the 3rd floor of a bourgeois condominium...

### At a Glance

Reference MFH-EAL9174-6

Bed 3

Near to Lyon

Bath 1

Pool No

Price €1,450,000

Hab.Space 202 sqm

Land Tax N/A

### Property Description

Nestled in a quiet street, a few steps from the emblematic Place Bellecour, this unique apartment is located on the 3rd floor of a bourgeois condominium served by elevator.

Completely renovated with high-end materials, this property combines the charm of the old and the comfort of the contemporary. Magnificent parquet floors, moldings, generous and crossing volumes, every detail has been thought out to enhance this exceptional place.

With several reception rooms, two sumptuous master suites and spaces suitable for both a family and a couple in love to receive, this apartment exudes elegance and conviviality. Integrated air conditioning, water softener, modern amenities. You will live here in a cocoon where history and contemporary coexist harmoniously.

A stone's throw from the best addresses on the Presqu'île and the Bellecour car park, you benefit from a rare and sought-after living environment: living in the city center while enjoying absolute calm and comfort.

A rare and atypical property, of unequalled elegance.

LPA Bellecour parking in the immediate vicinity

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between 1980 and 2730 EUR

-

Condominiums of 19 units (No proceedings in progress).

Annual expenses : 2560 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€1,450,000

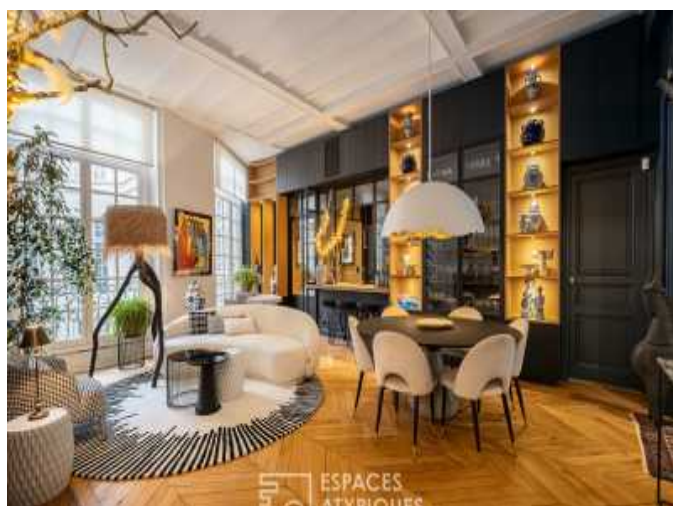
## Key Information

Internal Area:	202 sqm
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## 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

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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.

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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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