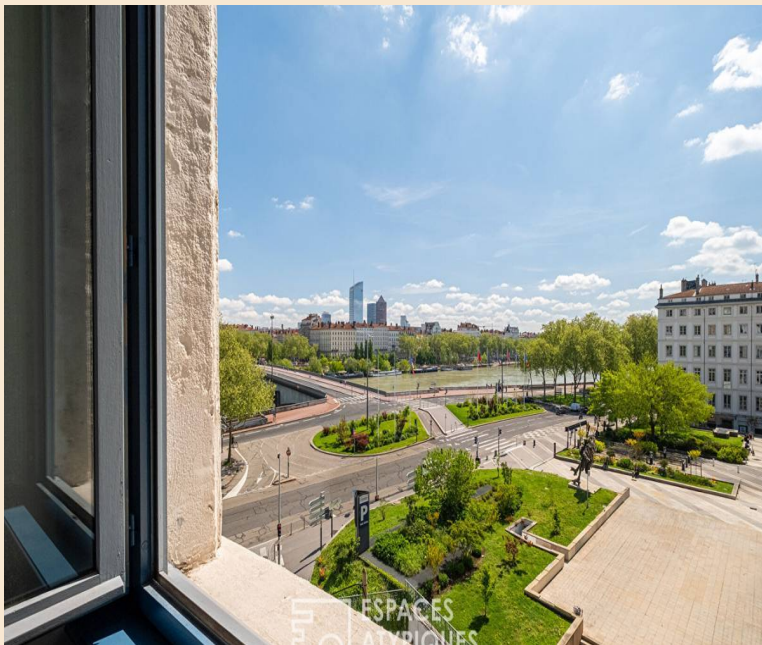


[Click to view MFH-EAL10883-1](#)

Exceptional apartment with unobstructed view

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,090,000

inc. of agency fees

3 Beds

1 Baths

169 sqm

Nestled on the 3rd floor of the Hôtel Tolozan, an iconic building on the prestigious eponymous square, this fully renovated 169sqm character apartment...

At a Glance

Reference MFH-EAL10883-1

Near to Lyon

Price €1,090,000

Bed 3

Bath 1

Hab.Space 169 sqm

Pool No

Land Tax N/A

Property Description

Nestled on the 3rd floor of the Hôtel Tolozan, an iconic building on the prestigious eponymous square, this fully renovated 169sqm character apartment combines the elegance of the past with contemporary comfort. Accessible by elevator, this rare property seduces from the moment you enter with its private location and unobstructed view of the Rhône and the Part-Dieu towers. The corner living room, bathed in light thanks to its dual south and east exposure, offers remarkable volume with a ceiling height of approximately 3.90m. This beautiful space of over 33sqm is enhanced by generous openings that frame unique panoramas of the city. Adjoining, the vast, convivial kitchen of over 42sqm has been designed as a place for sharing and gastronomy. Fully equipped with high-end amenities (Boffi kitchen, Corian countertop, Gaggenau appliances), it embodies refinement down to the smallest details. The sleeping area offers a master suite with a dressing room, an elegant bathroom combining a bathtub and a shower, as well as two other bedrooms, one of which is on the mezzanine, ideal for accommodating family or guests. A second bathroom completes the layout. Air-conditioned and perfectly maintained, the apartment also has an attic, offering valuable additional storage space. The recently renovated building is secured by a video surveillance system and is distinguished by its staircase, listed in the Supplementary Inventory of Historical Monuments, a precious testimony to Lyon's architectural history. A secure parking space in the building can be purchased as an option. A rare property on the Lyon market, ideal for lovers of places steeped in history. Property subject to co-ownership status: 93 lots Annual charges: EUR2,793 ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use: between EUR2,140 and EUR2,940 - Condominiums of 93 units (No proceedings in progress).

Annual expenses : 2793 euros.

Summary

| | |
|----------------|------------|
| Property type: | Apartment |
| Bedrooms: | 3 |
| Bathrooms | 1 |
| Price | €1,090,000 |

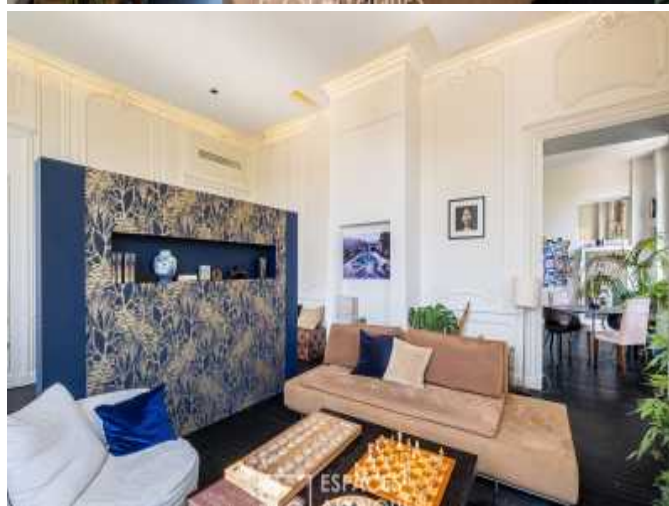
Key Information

| | |
|----------------|---------|
| Internal Area: | 169 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 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