Click to view MFH-EAL10831

# Bourgeois apartment in the heart of Saint Just with private garden

Lyon, Rhône, Auvergne-Rhône-Alpes



€1,250,000

inc. of agency fees

4 Beds 2 Baths **169** sqm **0.1** ha

Nestled in a rare green setting in the heart of the sought-after and historic Saint-Just district, this sumptuous 169 sqm bourgeois apartment occupies...

€1,250,000

Hab.Space 169 sqm

Price

#### At a Glance

Reference MFH-EAL10831 Near to Lyon

Bed Bath

Land Pool Land Tax N/A 0.1 ha No

**Property Description** 

Nestled in a rare green setting in the heart of the sought-after and historic Saint-Just district, this sumptuous 169 sqm bourgeois apartment occupies the 2nd floor of a magnificent old building with an elevator, alone on its landing. Through and bathed in light, this unique living space elegantly combines the charm of old parquet floors, beautiful high ceilings, moldings with a careful and contemporary renovation. The entire painting has been recently redone, offering a setting that is both warm and ready to live in. The apartment opens onto a vast living room, a kitchen opening onto a convivial dining room, three large bedrooms, one of which has a shower room, a fourth room that can be used as an office or spare bedroom, a bathroom with WC, a separate WC, as well as a practical laundry room. In addition, there are two cellars, one of which is air-conditioned for wine lovers, an attic with a vat, and a private parking space. It's when you step outside that the magic happens: within a 3,500 sqm wooded park, you benefit from a private outdoor space of over 1,000 sqm, in absolute calm, sheltered from view and the urban hustle and bustle. A covered summer kitchen and a vast terrace invite you to outdoor receptions, while a carp pond brings a touch of serenity to this exceptional garden. High up, a tree house offers a unique and poetic view over the rooftops of Lyon. Located just steps from amenities, schools, and transport (funicular, bus), this unique apartment seduces with its strategic location in one of the most authentic districts of Lyon, while offering a bucolic living environment. A unique property, for lovers of spaces of character and nature in the city. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,120 and EUR2,920 -

Condominiums of 6 units (No proceedings in progress).

Annual expenses: 2200 euros.

**Summary** 

Property type: Apartment

Bedrooms: 4

Bathrooms 2

Price €1,250,000

**Key Information** 

Year Built: 1850

Internal Area: 169 sqm

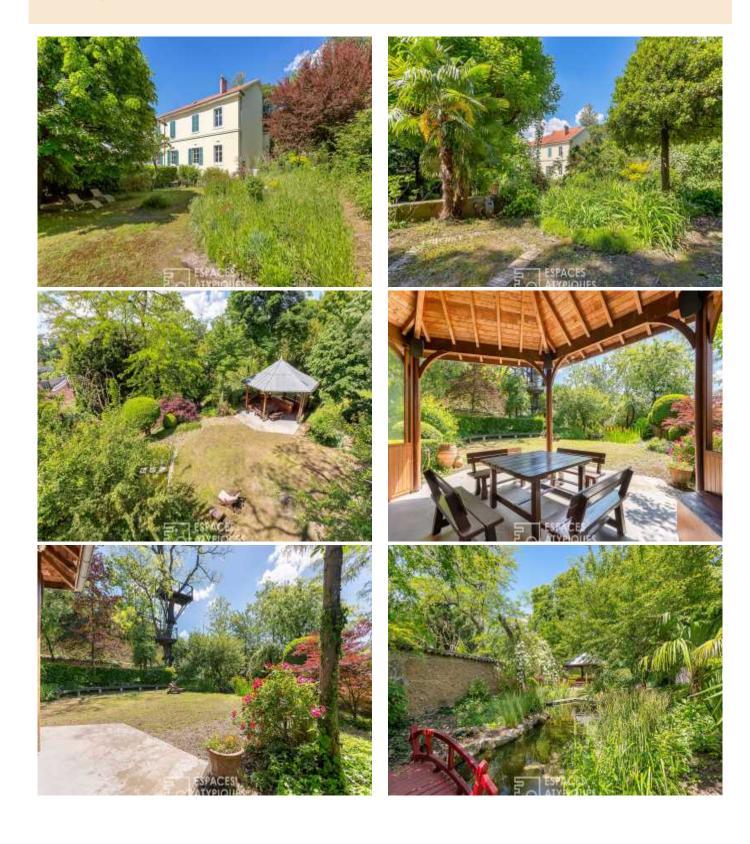
Land Area: 0.1 ha

Has a Garden Yes

**Location: Auvergne-Rhône-Alpes** 

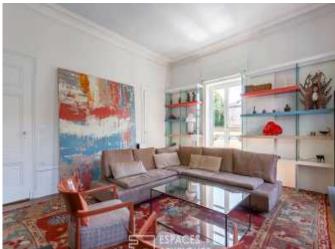


# Gallery





























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 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