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## 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...

### At a Glance

**Reference** MFH-EAL10831

**Bed** 4

**Land** 0.1 ha

**Near to** Lyon

**Bath** 2

**Pool** No

**Price** €1,250,000

**Hab.Space** 169 sqm

**Land Tax** N/A

### 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













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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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