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Renovated bourgeois apartment in the Saint-Georges district

Lyon , Rhône , Auvergne-Rhône-Alpes



€590,000

inc. of agency fees

3 Beds 1 Baths 92 sqm

In the heart of Old Lyon, in the lively and sought-after Saint-Georges district, a stone's throw from the Lazaristes school, the metro, and all amenities,...

At a Glance

Reference MFH-EAL11399

Bed 3

Near to Lyon

Bath 1

Pool No

Price €590,000

Hab.Space 92 sqm

Land Tax N/A

Property Description

In the heart of Old Lyon, in the lively and sought-after Saint-Georges district, a stone's throw from the Lazaristes school, the metro, and all amenities, this 92sqm (90sqm Carrez) bourgeois apartment is located on the first floor of an old condominium. Nestled in a true village atmosphere, it offers a rare living environment, combining calm, proximity to everything, and exceptional character. Entirely renovated with care, the apartment stands out for its lack of vis-à-vis thanks to its opening onto a hallway, providing constant light. From the entrance, the tone is set: herringbone parquet flooring, high ceilings, period fireplace, every detail underlines the bourgeois character of this property. The hall leads to a large, bright living room, hosting a welcoming lounge and an elegant dining room. In the extension is a separate, fully equipped kitchen. The sleeping area is intelligently organized: the master bedroom, set apart from the two children's bedrooms, enjoys absolute peace and quiet overlooking the interior courtyard. A family bathroom, equipped with both a bathtub and a shower, completes this property designed for family life. Turnkey, bright, quiet, and located in one of the most emblematic districts of Lyon, this apartment perfectly combines old-world charm, renovation and village spirit in the heart of the city. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from 2023 energy prices: between EUR1,780 and EUR2,450 Property subject to co-ownership status: 6 lots annual charges: EUR1,424 A cellar. An attic. - Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1424 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€590,000

Key Information

Internal Area:	92 sqm
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Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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