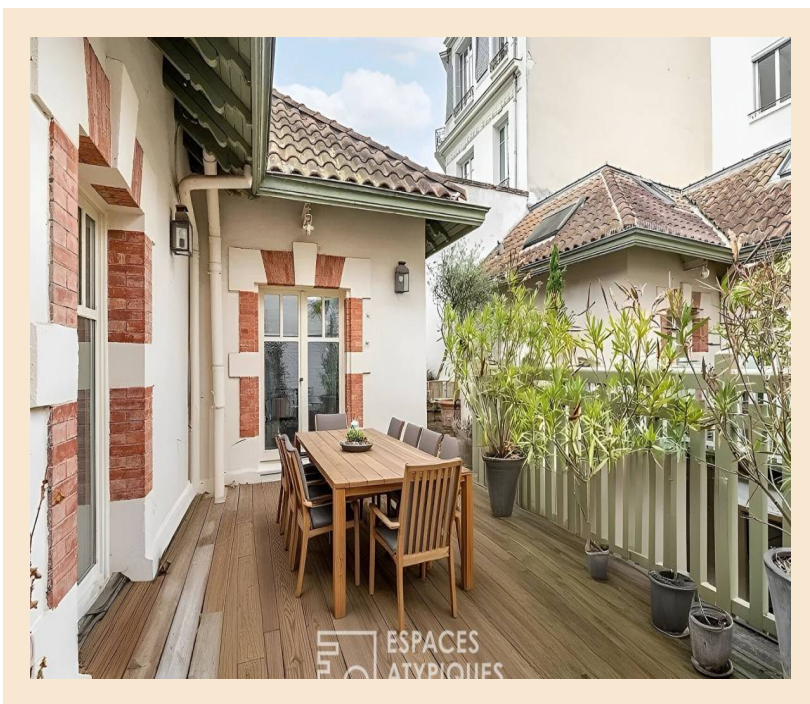


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Exceptional apartment with direct access to the Tête d'Or park

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,395,000

inc. of agency fees

2 Beds 1 Baths 140 sqm

Boulevard des Belges, formerly Boulevard du Nord, is a wide, upscale avenue in the 6th arrondissement of Lyon, lined with beautiful buildings and private...

At a Glance

Reference MFH-EAL9660-1

Near to Lyon

Price €1,395,000

Bed 2

Bath 1

Hab.Space 140 sqm

Pool No

Land Tax N/A

Property Description

Boulevard des Belges, formerly Boulevard du Nord, is a wide, upscale avenue in the 6th arrondissement of Lyon, lined with beautiful buildings and private mansions that reflect the eclecticism of Lyon architecture from the end of the 19th century.

This is where this 140m² apartment and its 35m² terrace are located, in the former stables of the Parc de la Tête d'Or.

Renovated in a resolutely contemporary style, it benefits from vast volumes and incredible brightness.

Access is via the ground floor, where a bedroom that has nothing to envy in luxury hotels has a bathroom. On the 1st level, the vast living room is revealed. Under a beautiful high ceiling, the 70m² accommodates a living room, lounge and open kitchen. The numerous openings provide constant light to the whole and allow on one side, access to a 35m² terrace and on the other, a direct view of the Tête d'Or park.

Upstairs, taking place under the ridge, the master suite of more than 35m² consists of a bedroom, a sumptuous bathroom and a dressing room.

Renovated by a master's hand, this exceptional apartment benefits from all the codes of luxury.

Estimated annual energy cost for standard use between EUR2,740 and EUR3,780

-

Condominiums of 3 units (No proceedings in progress).

Annual expenses : 1976 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€1,395,000

Key Information

Internal Area: 140 sqm

Property Features:

- Balcony: 1

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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S. and L. BROWN



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