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## Family apartment facing the park

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,250,000

inc. of agency fees

4 Beds      1 Baths      190 sqm

In the heart of the highly sought-after 6th arrondissement, just steps from the Parc de la Tête d'Or, this unique apartment sits atop a 1920s mansion,...

### At a Glance

**Reference** MFH-EAL11452

**Near to** Lyon

**Price** €1,250,000

**Bed** 4

**Bath** 1

**Hab.Space** 190 sqm

**Pool** No

**Land Tax** N/A

### Property Description

In the heart of the highly sought-after 6th arrondissement, just steps from the Parc de la Tête d'Or, this unique apartment sits atop a 1920s mansion, elegantly elevated to accommodate a vast, contemporary living space.

Occupying the top floors, this rare find boasts nearly 190 sqm of light-filled space, organized around a majestic living room, enhanced by beautiful high ceilings and a fireplace. The interior layout offers four bedrooms, including a suite with an en-suite bathroom and toilet. In addition, two shower rooms and a second toilet complete this space. The property, renovated around five years ago, retains the charm of the old spaces while benefiting from modern amenities.

An iconic address in the 6th arrondissement, a top floor bathed in light, a living environment combining historical character and contemporary comfort, just a few minutes' walk from the park, shops, and renowned schools in the area.

Property subject to co-ownership status: 9 lots including 9 residential lots

Annual charges: EUR3,440

ENERGY CLASS: C - CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR2,010 and EUR2,770

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Condominiums of 9 units (No proceedings in progress).

Annual expenses : 3440 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€1,250,000

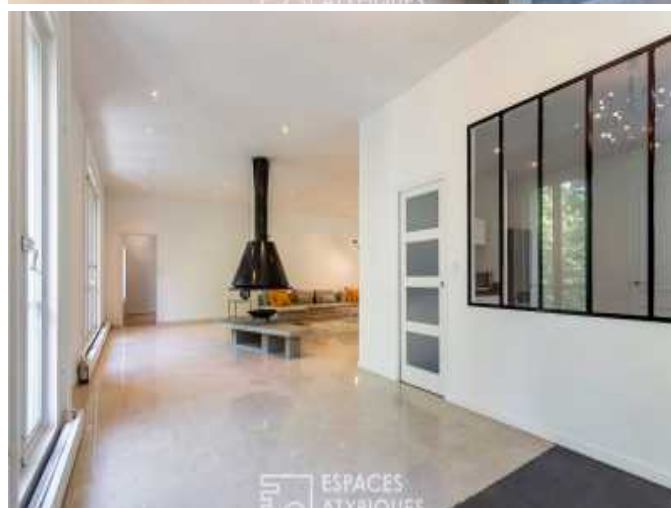
Key Information

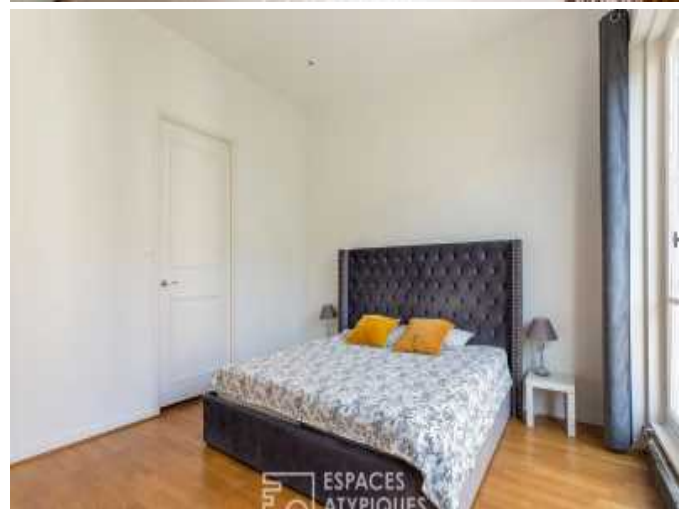
Year Built:	1920
Internal Area:	190 sqm

Location: Auvergne-Rhône-Alpes



## Gallery











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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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**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**



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