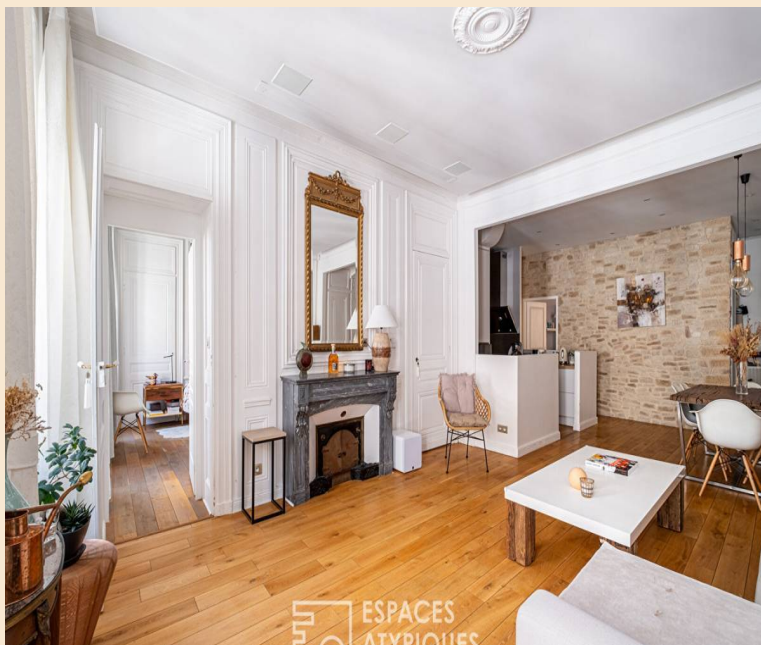


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## Elegantly renovated bourgeois apartment - Lyon Cordeliers

Lyon , Rhône , Auvergne-Rhône-Alpes



€670,000

inc. of agency fees

3 Beds      1 Baths      105 sqm

Located in the heart of Lyon's Presqu'île district, this 105 sqm bourgeois apartment brilliantly combines old-world charm with the comfort of contemporary...

### At a Glance

**Reference** MFH-EAL10691-4

**Bed** 3

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €670,000

**Hab.Space** 105 sqm

**Land Tax** N/A

### Property Description

Located in the heart of Lyon's Presqu'île district, this 105 sqm bourgeois apartment brilliantly combines old-world charm with the comfort of contemporary amenities.

The tone is set from the moment you enter: solid parquet flooring, period moldings, delicate woodwork, and restored blinds elegantly underscore the authenticity of the space. Entirely redesigned, the apartment has undergone a meticulous renovation, respecting its original character. The light-filled living room features a fully equipped open-plan kitchen, which blends discreetly into the reception area.

Designed for both family life and those who appreciate elegant spaces, the property offers three bedrooms. The master suite features a private shower room and a custom-made dressing room. The other two bedrooms share a cozy bathroom.

A confidential address for an exceptional property, right next to the metro, and in close proximity to shops, transport, and schools. Property subject to the status of the co-ownership: 51 lots including 33 residential lots No proceedings in progress within the co-ownership.

ENERGY CLASS: C / CLIMATE CLASS: C

Estimated average amount of annual energy expenditure for standard use, established from average prices indexed for the years 2021, 2022, 2023 (subscriptions included): between EUR1,430 and EUR1,980.

-

Condominiums of 51 units (No proceedings in progress).

Annual expenses : 133 euros.

### Summary

|                |           |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms:      | 3         |
| Bathrooms      | 1         |
| Price          | €670,000  |

### Key Information

|                |         |
|----------------|---------|
| Internal Area: | 105 sqm |
|----------------|---------|

### Location: Auvergne-Rhône-Alpes



## Gallery







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The purchase process typically starts once you've visited a property with one of our 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 cooling 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.

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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**



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