



## Superb 1 bed apartment with tenant in place for sale in Lyon



### Info Agente

Nombre:	Niall Madden
Nombre empresa:	Esales Property Limited
País:	Reino Unido
Experience since:	2002
Tipo de servicio:	Selling a Property
Specialties:	
Property Type:	Apartments
Teléfono:	
Languages:	English
Sitio web:	<a href="https://esalesinternational.com">https://esalesinternational.com</a>

### Detalles del anuncio

Propiedad para:	Venta
Precio:	USD 182,518.62

### Ubicación

País:	Francia
Dirección:	France
Publicado:	16/06/2025
Descripción:	Superb 1 bed apartment with tenant in place for sale in Lyon France

Esales Property ID: es5553265

### Property Location

32 rue des Hérideaux  
Lyon  
Auvergne-Rhône-Alpes  
69008  
France

### Property Details

A 1 bedroom apartment in a development called 'LA COUR VILLON' at LYON 8th, 88 rue Villon (postal address: 32 rue des Hérideaux)



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A mezzanine type T2 apartment, located on the fifth floor, bearing number 501 on the plan, with an area of 34.40 m2 comprising: \* on the 5th floor: living room/kitchenette, shower room/WC, staircase;

On the penthouse floor: mezzanine bedroom, with the private use of a terrace. A car park space, located in basement – 1, in the garages and car parks infrastructure, bearing number 25 on the plan.

Property is fully furnished and tenanted with a long lease from a lease management company with guaranteed income. Right next to Lyon University, and very central to town.

Expected ROI is 6.5% Per year a great return.

## ABOUT THE AREA

Lyon, the capital city in France's Auvergne-Rhône-Alpes region, sits at the junction of the Rhône and Saône rivers. Its center reflects 2,000 years of history from the Roman Amphithéâtre des Trois Gaules, medieval and Renaissance architecture in Vieux (Old) Lyon, to the modern Confluence district on Presqu'île peninsula. Traboules, covered passageways between buildings, connect Vieux Lyon and La Croix-Rousse hill.

The locals love their city, which is hardly surprising! They enjoy living in a major city built on a human scale, a city that has everything, but where you can't get lost! A city intersected by two waterways – in this case the Rhône and Saône – naturally develops a particular appeal linked to its river banks and wharfs, the opportunity to enjoy pleasant strolls and river cruises, and to daydream on the terraces of restaurants and cafés... The relaxing appeal of easy living.

This city, which dates back to the year 43 BC, naturally boasts a heritage that its inhabitants are proud of, and which they showcase by keeping it alive. Les Nuits de Fourvière music festival in the city's ancient theatres, and the restaurants, bookshops, art galleries, flea markets and antique fairs in Vieux-Lyon, represent but a few examples. As most of you probably already know, the locals also love their food and encourage a certain art of living, in which the pleasures of taking a leisurely stroll, shopping and enjoying culture are only the tip of the iceberg! It's also very easy to escape from city life here, by enjoying the numerous activities on offer in the city's parks and gardens, or further afield, in the Beaujolais countryside or Auvergne Rhône-Alpes region.

## MAiN FEATURES:

- 35m2 living space
- 1 Bedroom
- 1 Bathroom
- Guaranteed returns in the French rental market as tenant in place
- Stunning views
- Close to essential amenities like such as supermarkets and pharmacies
- Close to many excellent bars and restaurants
- Great base from which to discover other fantastic areas of France
- Many excellent sports facilities, fishing, walking and cycling areas nearby



Contact us today to buy or sell your property in Lyon France.

Tenanted: Sí

## Común

Baños: 1

Pies cuadrados terminados: 35 m2

## Rental details

Furnished: Sí

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX7.186.065

