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Loft in a former doll factory with outdoor space

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



€770,000

inc. of agency fees

4 Beds 2 Baths 222 sqm

3 minutes from the "République" metro station, in the town of Villeurbanne, this former doll factory was transformed in 2012 into a sumptuous 222sqm loft with a 42sqm outdoor patio. From the entrance,...

At a Glance

Reference	MFH-EAL4189EL-2A	Near to	Villeurbanne	Price	€770,000
Bed	4	Bath	2	Hab.Space	222 sqm
		Pool	No	Land Tax	N/A

Property Description

3 minutes from the "République" metro station, in the town of Villeurbanne, this former doll factory was transformed in 2012 into a sumptuous 222sqm loft with a 42sqm outdoor patio. From the entrance, the volumes and the play of transparency of the workshop windows invite the guest to completely let go. The generosity of the main floor of 118sqm made it possible to divide it very naturally into very distinct

atmospheres, so much so that the fully equipped kitchen casts a knowing glance over the impressive living room, the heart of this renovation. Summer and winter, interior and exterior become one, with the only boundary being the glass and metal of the glass roofs. This first level is completed by a small suite, perfect for guests, as well as a laundry room. To access the upper floor, you must take the metal staircase. The walkways initially distribute two bedrooms and a bathroom. Facing the children's area, a master suite of 18sqm is decorated with a bathroom and a dressing room. Having managed to keep its industrial envelope and enriched with elements in accordance with the demands of current comfort, this loft makes the city, although very close, only a distant memory. A closed garage for rent. Subject to co-ownership status: 22 lots
Annual charges: EUR2,212 (water included) ENERGY CLASS: C - CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR2,380 and EUR3,270
Condominiums of 22 units (No proceedings in progress).

Annual expenses : 2212 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€770,000

Key Information

Internal Area:	222 sqm
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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