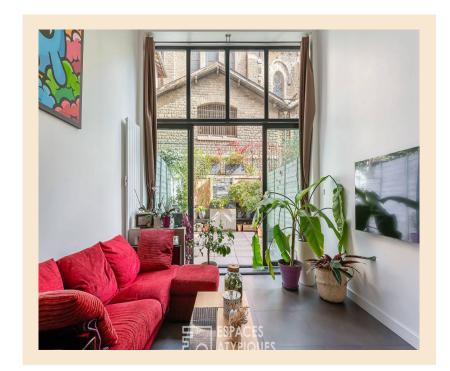
Click to view MFH-EAL8486-3

# Loft with terrace in a former workshop

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

4 Beds 1 Baths 119 sqm

Located in Caluire, in a quiet and sheltered area, this old loft-style apartment of 119sqm (101sqm Carrez law) is the result of the renovation by an architect...

#### At a Glance

**Reference** MFH-EAL8486-3 **Near to** Caluire Et Cuire **Price** €549,000

Bed 4 Bath 1 Hab.Space 119 sqm

Pool No Land Tax N/A

**Property Description** 

Located in Caluire, in a quiet and sheltered area, this old loft-style apartment of 119sqm

(101sqm Carrez law) is the result of the renovation by an architect of a former workshop and

benefits from a 21sqm terrace.

The entrance opens onto the main level where the high-end and fully equipped kitchen faces

the living/dining area. The whole takes place under more than four meters of height and is

extended by a bucolic terrace of 21sqm.

Overlooking this magnificent living room, the first level accommodates a completely open-

plan office space and provides access to the upper levels respectively composed of two

bedrooms sharing a bathroom, then two last bedrooms which have a shower room as a link.

The calm coupled with the location, the renovation and the volumes make this loft a unique

place. Two covered parking spaces. A cellar.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy

expenditure for standard use, based on energy prices for the year 2023: Between EUR1,040

and EUR1,460.

Condominiums of 8 units (No proceedings in progress).

Annual expenses: 1730 euros.

Summary

Property type: Apartment

Bedrooms: 4

Bathrooms 1

Price €549,000

**Key Information** 

Year Built: 1900

Internal Area: 119 sqm

Has a Garden Yes

**Location: Auvergne-Rhône-Alpes** 



# Gallery

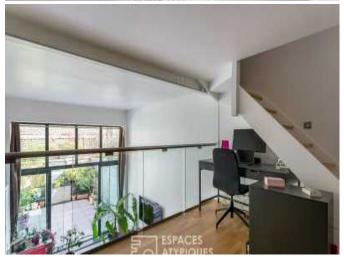






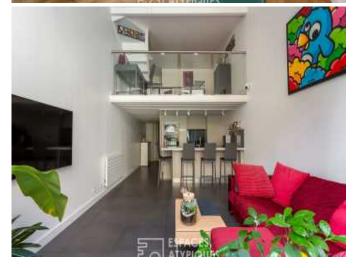
























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C. BAUER - Sunday Times

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#### S. and L. BROWN



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