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Loft with exceptional volumes

Lyon , Rhône , Auvergne-Rhône-Alpes



€835,000

inc. of agency fees

3 Beds 1 Baths 219 sqm

Ideally located in the heart of Lyon's 3rd arrondissement, this exceptional loft offers a generous surface area of 219 sqm (206 sqm Carrez law) in a dynamic...

At a Glance

Reference MFH-EAL8581-3

Bed 3

Near to Lyon

Bath 1

Pool No

Price €835,000

Hab.Space 219 sqm

Land Tax N/A

Property Description

Ideally located in the heart of Lyon's 3rd arrondissement, this exceptional loft offers a generous surface area of 219 sqm (206 sqm Carrez law) in a dynamic and sought-after area, close to shops, transport, and living spaces. The perfectly optimized interior space is distinguished by impressive volumes and exceptional ceiling height. The main room, the true heart of the loft, offers an unobstructed view thanks to large openings. The omnipresent natural light highlights the noble materials that make up this property: Burgundy stone, marble, and Eiffel structure. The sleeping area consists of two spacious bedrooms, each equipped with its own private bathroom, a modular mezzanine that can accommodate a third bedroom, as well as an office. The combination of light, design, and space makes this property a unique place that will appeal to lovers of exceptional properties looking for an extraordinary living environment. Property subject to co-ownership status: 10 lots including 10 residential lots Annual charges: EUR1,392 ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,420 and EUR1,990 (subscription included): between EUR2,510 and EUR3,460. Condominiums of 10 units (No proceedings in progress).

Annual expenses : 1392 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€835,000

Key Information

Internal Area:	219 sqm
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Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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