

# Loft renovated by an architect

#### Lyon, Rhône, Auvergne-Rhône-Alpes





**5** Beds

188 sqm

Located in Lyon 4th, in the sought-after area of the Hénon metro station, this 188sqm commercial premises, currently converted into a tattoo parlor, offers...

### At a Glance

Reference	MFH-EAL9303-4
Bed	5

Near to Lyon

No

Pool

**Price** €950,000

Hab.Space 188 sqm

Land Tax N/A

#### **Property Description**

Located in Lyon 4th, in the sought-after area of the Hénon metro station, this 188sqm commercial premises, currently converted into a tattoo parlor, offers generous volumes and an exceptional ceiling height of 4.15 m. This property with bold architectural lines benefits from a careful renovation, combining modernity and industrial character, and offers real potential to be transformed into a high-end loft. The interior space is distinguished by an ingenious configuration that maximizes natural light thanks to its large openings and double height. The noble materials used, such as contemporary coverings and glass partitions, create a unique and warm atmosphere. The main room accommodates a large reception room, decorated with a mezzanine optimizing the spaces for mixed use. This place is ideal for a professional project or an atypical residential development. Located in a dynamic and popular urban setting, this property benefits from an ideal location in the immediate vicinity of shops, public transport and amenities, combining practicality and a friendly atmosphere. ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2024: between EUR3,200 and EUR3,500 -

Condominiums of 16 units (No proceedings in progress).

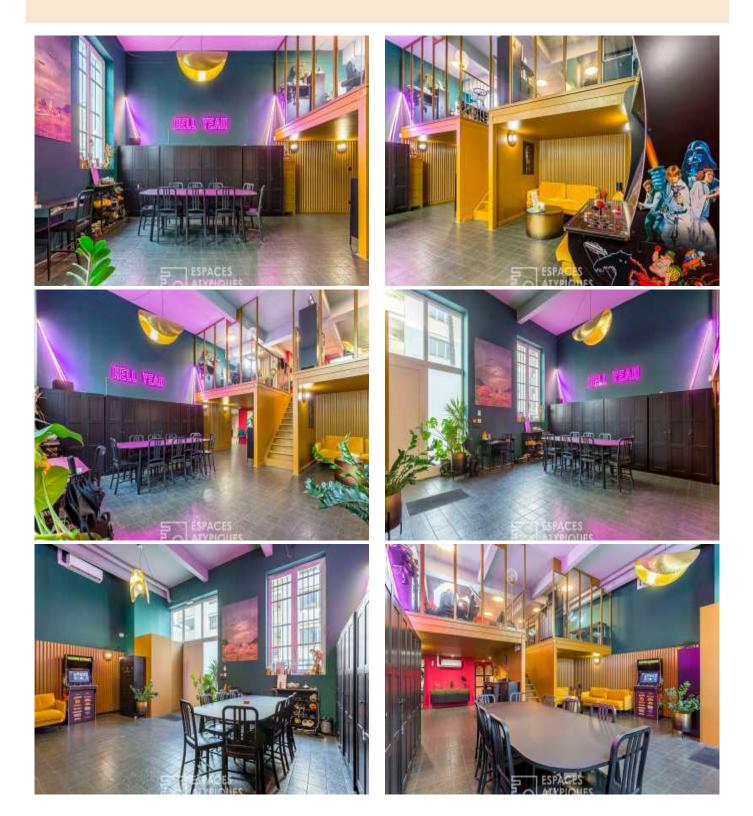
Annual expenses : 1200 euros.

Summary		<b>Key Information</b>	
Property type:	Apartment	Year Built:	1900
Bedrooms:	5	Internal Area:	188 sqm
Price	€950,000		

# Location: Auvergne-Rhône-Alpes



## Gallery





























THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Hail YORKSHIRE POST FRENCH

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-

house.com.

#### **Buying French Property Just Got Easier...**

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

#### Testimonials

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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved