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## Epicurean loft with patio

Lyon , Rhône , Auvergne-Rhône-Alpes



€790,000

inc. of agency fees

3 Beds 3 Baths 166 sqm 0.01 ha

In the sought-after Bellecombe neighborhood of Lyon's 6th arrondissement, this 166 sqm loft (136 sqm Carrez law) is an invitation to savor the pleasures...

### At a Glance

Reference MFH-EAL10774

Bed 3

Land 0.01 ha

Near to Lyon

Bath 3

Pool No

Price €790,000

Hab.Space 166 sqm

Land Tax N/A

### Property Description

In the sought-after Bellecombe neighborhood of Lyon's 6th arrondissement, this 166 sqm loft (136 sqm Carrez law) is an invitation to savor the pleasures of life. Nestled in the peace of a quiet interior courtyard, it offers a private 107 sqm patio, a true oasis of tranquility in the heart of the city. Upon entering, a vast living room bathed in light thanks to a large bay window and a shed roof opens onto the patio, creating a perfect harmony between indoors and outdoors. The modern and functional equipped kitchen blends harmoniously into the space, providing an ideal place for convivial moments. The loft features a large master suite on one level, with a private shower room and a mezzanine dressing room overlooking the patio. A second spacious bedroom and a separate bathroom complete the sleeping area. A pantry offers additional storage. Upstairs, a studio of approximately 12sqm with a kitchenette and shower room offers an independent space, ideal for hosting guests, a teenager, or for professional use. This studio can also be connected to the main loft according to your needs. A building permit has been filed and accepted for an extension of approximately 30sqm, offering the possibility of further expanding this exceptional living space according to your desires. This loft, combining generous volumes, brightness, and private exteriors, is a rare property on the Lyon market. Its warm atmosphere and functional layout make it an ideal living space for lovers of atypical spaces and conviviality. 1 private parking space completes this property Property subject to the status of co-ownership: 27 lots Annual charges: EUR1,700 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 EUR1,220 and EUR1,710 - Condominiums of 27 units (No proceedings in progress).

Annual expenses : 1700 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€790,000

Key Information

Year Built:	1910
Internal Area:	166 sqm
Land Area:	0.01 ha
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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