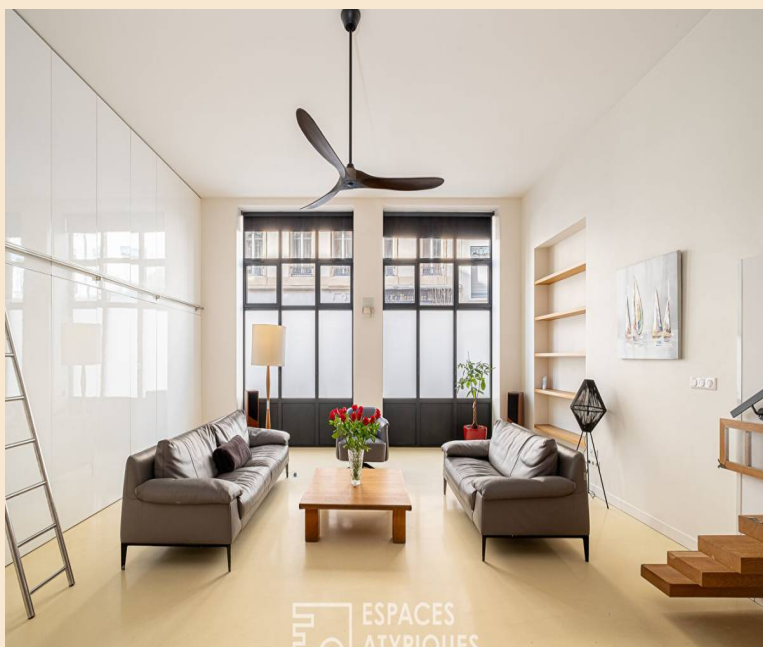


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Former locksmith's shop transformed into a loft with terrace

Lyon , Rhône , Auvergne-Rhône-Alpes



€560,000

inc. of agency fees

2 Beds

123 sqm

Located in Lyon 3rd, a stone's throw from Place Voltaire and close to Place Guichard, in an old building, replacing a former locksmith's shop, a magnificent...

At a Glance

Reference MFH-EAL9674_3

Near to Lyon

Price €560,000

Bed 2

Pool No

Hab.Space 123 sqm

Land Tax N/A

Property Description

Located in Lyon 3rd, a stone's throw from Place Voltaire and close to Place Guichard, in an old building, replacing a former locksmith's shop, a magnificent 123m² loft has been built with its private 40m² terrace in absolute tranquility. It offers generous volumes and exceptional ceiling height. This property with bold architectural lines benefits from a careful renovation, combining modernity and industrial character. 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 vast reception room with a high-end and modern kitchen giving access to the private 40m² terrace for moments of sharing. This loft is decorated with a mezzanine accommodating a bedroom and a dressing room that can be very easily transformed into a second bedroom. Located in a dynamic and sought-after urban setting, this property benefits from an ideal location close to shops, public transport and amenities, combining practicality and a friendly atmosphere. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,200 and EUR1,700 - Condominiums of 10 units (No proceedings in progress).

Annual expenses : 840 euros.

Summary

Property type:	Apartment
Bedrooms:	2
Price	€560,000

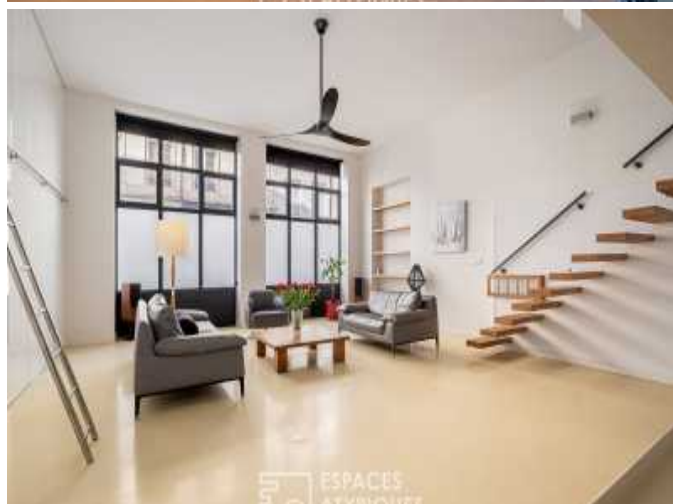
Key Information

Year Built:	1900
Internal Area:	123 sqm

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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