

[Click to view MFH-EAL9674\\_3](#)

## 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 123m<sup>2</sup> loft has been built with its private 40m<sup>2</sup> 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 40m<sup>2</sup> 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

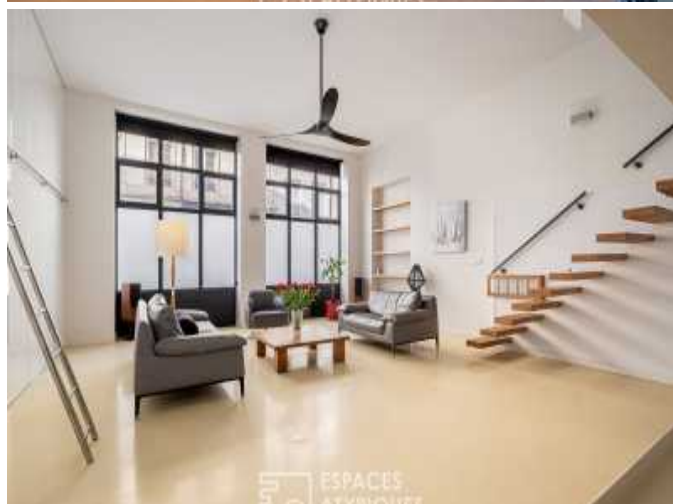
Key Information

Year Built:	1900
Internal Area:	123 sqm

Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 our 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 cooling 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