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## Duplex loft in the heart of the Ainay district

Lyon , Rhône , Auvergne-Rhône-Alpes



# €495,000

inc. of agency fees

1 Beds

90 sqm

Located in the heart of the Ainay district, in the second arrondissement of Lyon, this duplex loft of 90 m2 on the floor (87.2 m2 Carrez Law) is located on the ground floor and first floor of a bourgeois...

### At a Glance

**Reference** MFH-EAL6643

**Near to** Lyon

**Price** €495,000

**Bed** 1

**Pool** No

**Hab.Space** 90 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the Ainay district, in the second arrondissement of Lyon, this duplex loft of 90 m2 on the floor (87.2 m2 Carrez Law) is located on the ground floor and first floor of a bourgeois building . Steeped in history, the place has for a long time housed one of the oldest bookstores in Lyon. It was only recently that it was completely rehabilitated and redesigned by an architect to make it a real home. Overlooking a charming green courtyard, sheltered from prying eyes, it offers us a truly intimate setting, preserved from the tumult of the city. Organized on two levels, the lower space, today used as an artist's studio, could very easily

accommodate a living room including a dining room and semi-open kitchen. As for the upper space, located on the first floor, it would be kept as is, thus offering a sleeping area, a living area as well as a bathroom with toilet. The exceptional location, the quality of the rehabilitation, the perfectly maintained bourgeois condominium and the proximity to all amenities are undeniably the major assets of this property. A cellar completes this property. ENERGY CLASS: D / CLIMATE CLASS: B  
Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1356 euros.

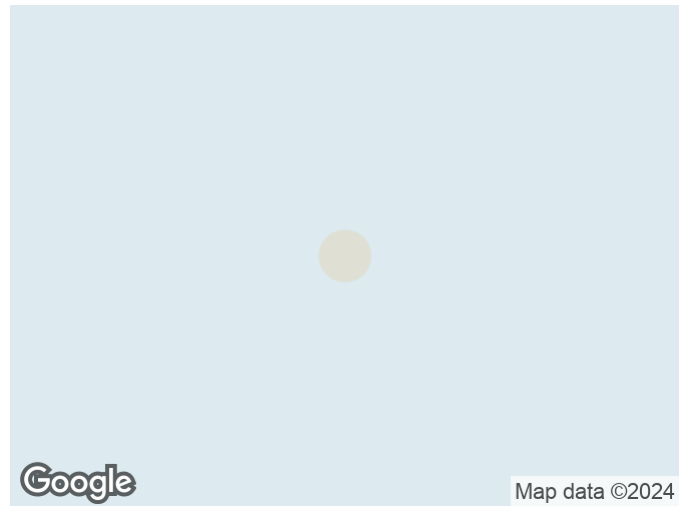
## Summary

Property type: Apartment  
Bedrooms: 1  
Price: €495,000

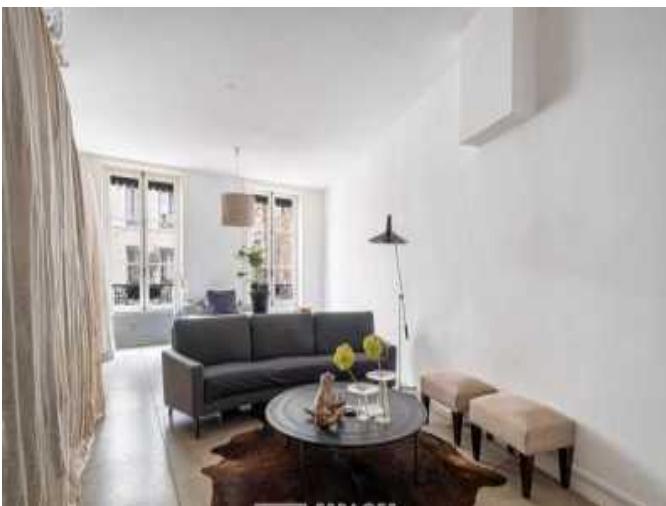
## Key Information

Internal Area: 90 sqm

## Location: Auvergne-Rhône-Alpes



## Gallery





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**C. BAUER – Sunday Times**

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