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Old house with a view

Lyon , Rhône , Auvergne-Rhône-Alpes



€565,000

inc. of agency fees

3 Beds 125 sqm 0.04 ha

Located in the town of Lyon 9, near Ile Barbe, this duplex house with an atypical character of 125sqm on a plot of 393m2 is the result of the rehabilitation of an old house with an extension and its veranda...

At a Glance

Reference MFH-EAL5759-4

Bed 3

Land 0.04 ha

Near to Lyon

Pool No

Price €565,000

Hab.Space 125 sqm

Land Tax N/A

Property Description

Located in the town of Lyon 9, near Ile Barbe, this duplex house with an atypical character of 125sqm on a plot of 393m2 is the result of the rehabilitation of an old house with an extension and its veranda offering a clear view on the Saône. The entrance is on the terrace side and opens onto a completely open-plan space where the equipped kitchen faces the large living room entirely lined with bay windows, allowing access to a magnificent wooded garden. On the mezzanine there is a TV lounge and an office. A first bedroom with bathroom completes this level. On the lower level, a staircase leads to a second master suite, possibility of a

third bedroom. A laundry room Radiant ceiling and reversible air conditioning Electric shutter Garden shed for storage Well for automatic watering The assertive character of this building, the contemporary loft-style renovation and the Saône view are undoubtedly the assets of this house. Parking for several cars. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,390 and EUR1,940.

Summary

Property type:	House
Bedrooms:	3
Price	€565,000

Key Information

Year Built:	1900
Internal Area:	125 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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