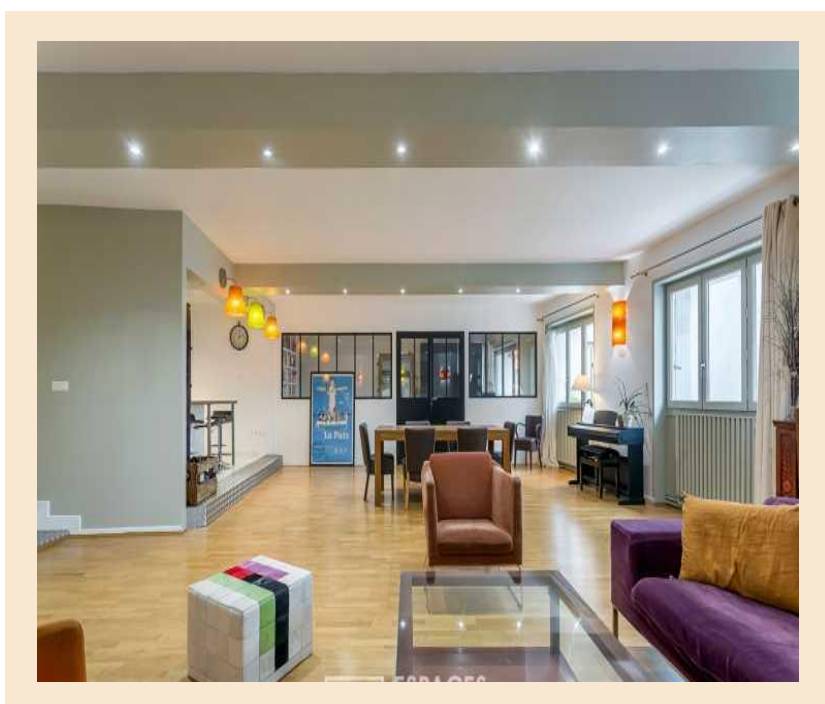


[Click to view MFH-EAL4322EL-1](#)

Loft with terrace and double-destination parking in the quays of Saône...

Lyon , Rhône , Auvergne-Rhône-Alpes



€770,000

inc. of agency fees

4 Beds 1 Baths 217 sqm

Located in Lyon 9th, at the back of the course, on the quays of the Saône and close to shops and metro line D, this 217m2 loft is located on the 1st floor with elevator and benefits from an 8m2 terrace....

At a Glance

Reference	MFH-EAL4322EL-1	Near to	Lyon	Price	€770,000
Bed	4	Bath	1	Hab.Space	217 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Lyon 9th, at the back of the course, on the quays of the Saône and close to shops and metro line D, this 217m2 loft is located on the 1st floor with elevator and benefits from an 8m2 terrace. The entrance opens onto a corridor serving on one side, two bedrooms which share a modern bathroom, on the other a master suite benefiting from its storage space and private bathroom. A large living room of 89m2 consists of

a lounge area, a dining room and an open kitchen. Access to a private terrace, a former unloading dock, provides a perfect outdoor space for the summer period. A fourth bedroom completes it all. The quiet location and close to the shops and transport of the quays of the Saône and Place Valmy, the volumes and the outdoor space are the assets of this atypical property. Possibility of destination in offices A private parking space. A terrace. Metro line D: "Valmy" 5 minutes away TCL bus: Lines 2, 19, 31, 40, 45, C14 nearby
Although subject to co-ownership status: 45 DPE lots in progress
Condominiums of 45 units (No proceedings in progress).

Annual expenses : 5028 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€770,000

Key Information

Internal Area:	217 sqm
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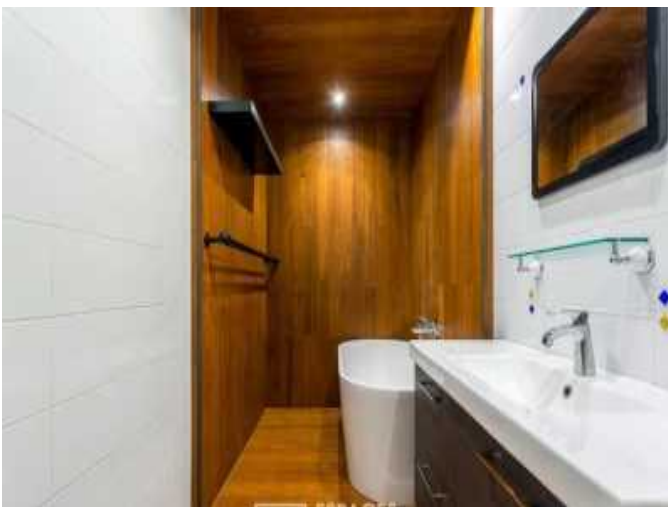
Location: Auvergne-Rhône-Alpes



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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 calling off period has expired. It takes an average of three months to buy a property in France.

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C. BAUER – Sunday Times

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