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Loft with artist's studio in the heart of the Croix Rouse

Lyon , Rhône , Auvergne-Rhône-Alpes



€720,000

inc. of agency fees

3 Beds 1 Baths 145 sqm

Located in Lyon 4th, on the plateau of the Croix Rouse, in the heart of all amenities, this loft of 145sqm (132sqm Carrez), completely renovated by an architect, houses a living area and a ceramist's...

At a Glance

Reference	MFH-EAL3712EL-3	Near to	Lyon	Price	€720,000
Bed	3	Bath	1	Hab.Space	145 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Lyon 4th, on the plateau of the Croix Rouse, in the heart of all amenities, this loft of 145sqm (132sqm Carrez), completely renovated by an architect, houses a living area and a ceramist's workshop. French ceiling, exposed stones, floor tiles? These materials of yesteryear blend perfectly with the contemporary renovation carried out in these places. The entrance, designed as a cloakroom, provides direct

access to a sumptuous living room. The dining room faces a top-of-the-range kitchen fully equipped and designed for moments of conviviality. In the continuity of this space, a living room illuminated by large openings takes place under 5 meters in height. The night side consists of a large bedroom with dressing room, a bathroom and a second bedroom. On the other side, also accessible from the outside, a real artist's studio completes this exceptional property. The high-end renovation, the volumes and the location are the assets of this loft. Property subject to co-ownership status: 12 lots Annual charges: EUR1840 ENERGY CLASS: C / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, based on energy prices from the year 2020: EUR745 -
Condominiums of 12 units

Annual expenses : 1840 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€720,000

Key Information

Internal Area:	145 sqm
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Location: Auvergne-Rhône-Alpes



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