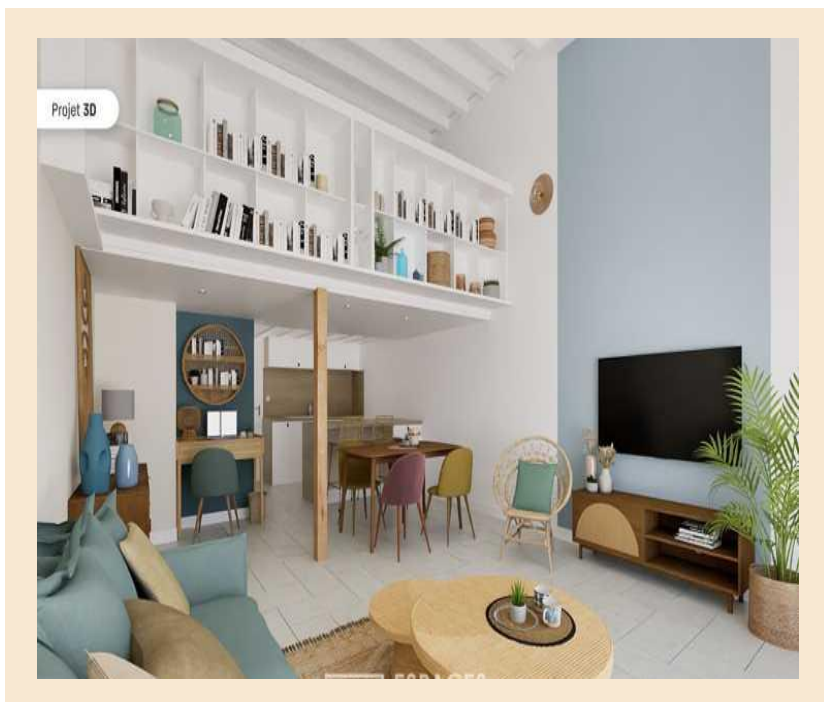


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Duplex loft

Lyon , Rhône , Auvergne-Rhône-Alpes



€299,000

inc. of agency fees

2 Beds

66 sqm

Located in Lyon 6th in the sought-after Bellecombe area, this former commercial premises of 66m2 (63m2 Carrez) was completely rehabilitated in 2018 to make way for a duplex loft. The ground floor gives...

At a Glance

Reference MFH-EAL6565-1

Bed 2

Near to Lyon

Pool No

Price €299,000

Hab.Space 66 sqm

Land Tax N/A

Property Description

Located in Lyon 6th in the sought-after Bellecombe area, this former commercial premises of 66m2 (63m2 Carrez) was completely rehabilitated in 2018 to make way for a duplex loft. The ground floor gives access to a bright living room which has a ceiling height of more than 4 meters. In this voluminous space, an open and fitted kitchen fits perfectly. A beautiful bathroom with walk-in shower also has its place. A discreet staircase leads to a bedroom and a large, fully open-plan space overlooking the living room, which can be used as a bedroom/office or a cozy lounge. The popular location, the unstructured volumes, the ceiling height and the

character (exposed beams and stone walls, etc.) make this contemporary loft a unique place. ENERGY CLASS: D - CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR800 and EUR1130 Condominiums of 6 units (No proceedings in progress).

Annual expenses : 420 euros.

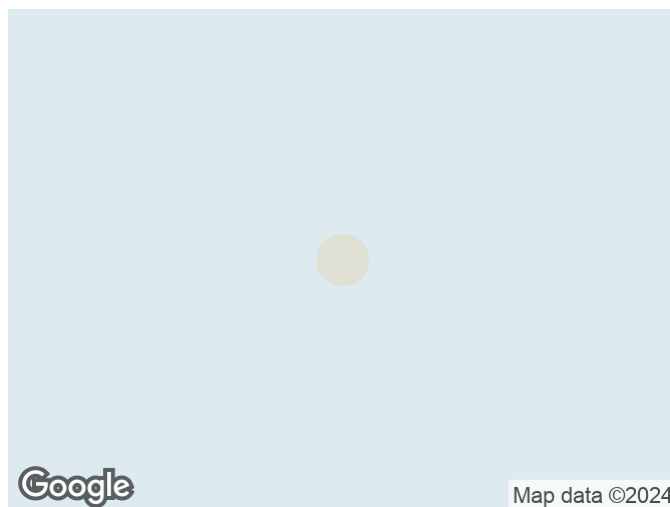
Summary

Property type:	Apartment
Bedrooms:	2
Price	€299,000

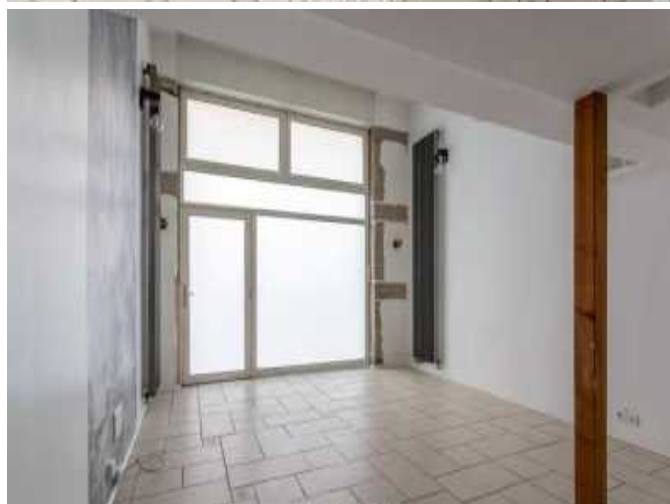
Key Information

Internal Area:	66 sqm
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Location: Auvergne-Rhône-Alpes



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