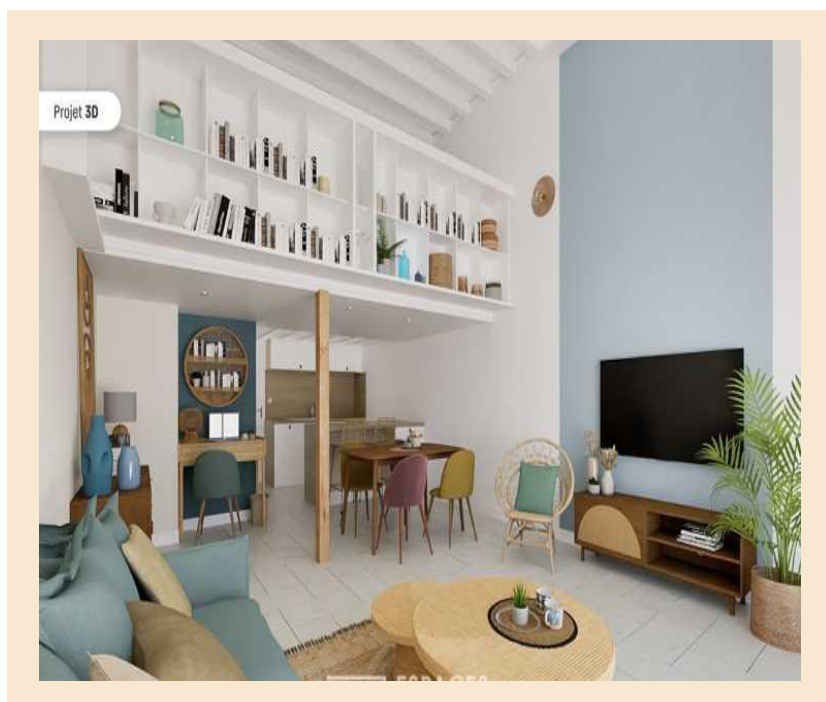


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## Duplex loft

Lyon , Rhône , Auvergne-Rhône-Alpes



**€289,000**

inc. of agency fees

2 Beds

66 sqm

Located in Lyon 6th in the sought-after Bellecombe area, this former commercial premises of 66m<sup>2</sup> (63m<sup>2</sup> Carrez) was completely rehabilitated in 2018 to make way for a duplex loft. The ground floor gives...

### At a Glance

**Reference** MFH-EAL6565-2

**Near to** Lyon

**Price** €289,000

**Bed** 2

**Pool** No

**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 66m<sup>2</sup> (63m<sup>2</sup> 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	€289,000

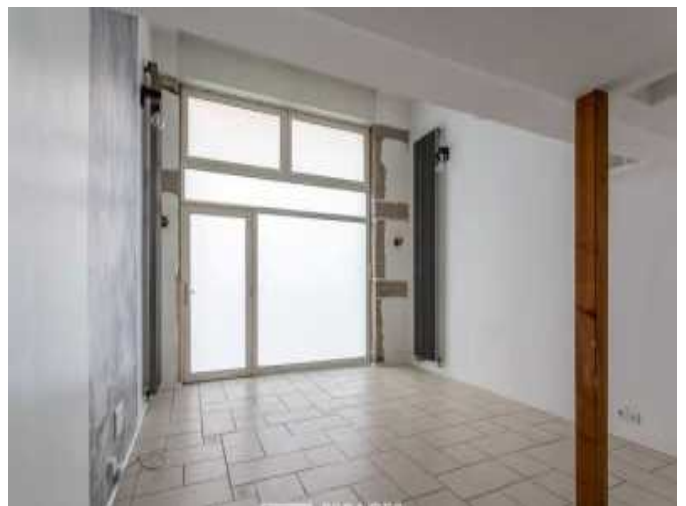
## Key Information

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



# Gallery







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