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Family loft in the slopes of Croix-Rousse

Lyon , Rhône , Auvergne-Rhône-Alpes



€469,000

inc. of agency fees

3 Beds

114 sqm

Located near Place Rouville and a few minutes' walk from all the shops and services of Bas des Pentès, this 114m² (101m² Carrez) loft, located on the ground floor of a Canuts building, benefited from...

At a Glance

Reference MFH-EAL6387-1

Near to Lyon

Price €469,000

Bed 3

Pool No

Hab.Space 114 sqm

Land Tax N/A

Property Description

Located near Place Rouville and a few minutes' walk from all the shops and services of Bas des Pentès, this 114m² (101m² Carrez) loft, located on the ground floor of a Canuts building, benefited from a particularly ingenious rehabilitation and articulates its surfaces on 2 levels. An independent entrance, designed like a cloakroom, provides direct access to a sumptuous living room with impressive volumes and illuminated by large openings. A modern kitchen with clean lines faces the living/dining room for pleasant moments of conviviality. A first bedroom, a recent bathroom, a dressing room and a laundry room complete this level.

Upstairs, 2 additional bedrooms, one with its own bathroom, share a warm relaxation area currently serving as a second living room. French-style ceilings, exposed stone, contemporary architectural elements, generous inlets of light and absolute calm: this property will convince those who, in search of charm, will be sensitive to its beautiful atmosphere. Property subject to co-ownership status: 16 lots Annual charges: EUR1,400 ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from local energy prices year 2021: between EUR1,210 and EUR1,690 Condominiums of 16 units (No proceedings in progress).

Annual expenses : 1400 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€469,000

Key Information

Internal Area:	114 sqm
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Location: Auvergne-Rhône-Alpes



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