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Top floor loft with terrace

Lyon , Rhône , Auvergne-Rhône-Alpes



€685,000

inc. of agency fees

4 Beds 1 Baths 181.41 sqm 0.02 ha

Located in Lyon 8th, close to the Maison de la Danse and the future Îlot Kennedy, this 181sqm, 41sqm Carrez loft is located on the top floor of a beautiful renovated building from the 1930s. From the...

At a Glance

Reference MFH-EAL8056

Bed 4

Land 0.02 ha

Near to Lyon

Bath 1

Pool No

Price €685,000

Hab.Space 181.41 sqm

Land Tax N/A

Property Description

Located in Lyon 8th, close to the Maison de la Danse and the future Îlot Kennedy, this 181sqm, 41sqm Carrez loft is located on the top floor of a beautiful renovated building from the 1930s. From the entrance, an airy living room offers, in a contemporary setting, a kitchen, equipped with a dining island, completely open to a modern living room with a dining room and a bright living room. Thanks to a beautiful high ceiling, a mezzanine accommodates upstairs, a first bedroom on the second day and an independent office. The part continues its decline with four bedrooms. When one is parental and benefits from a dressing room and a

private bathroom, the other three share a bathroom, double sinks. Toilets and large laundry room/pantry/storage for the good. A second level offers access to a 60 sqm open-air terrace (possible to extend to 160 sqm) with a summer kitchen. Exceptional volumes, contemporary design, an outdoor living area, careful decoration and a pleasant harmony of colors are all quality services that make this loft a cozy and friendly setting. Parking is organized with three additional possible parking spaces in the basement. Property subject to the status of the co-ownership: 2 lots ENERGY CLASS: C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included) between EUR2,390 and EUR3,300 (Diagnostics established on 09/30/2024) Additional information: - Ducted air conditioning in all rooms, - More than 4.80m ceiling height, polished concrete, - Tramway T2 "Bachut - mairie du 8ème" at 650m et T6 "Grange Rouge -Santy" at 130m, - Bus C 25 - Part dieu, - Shops nearby. Condominiums of 2 units (No proceedings in progress).

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€685,000

Key Information

Internal Area:	181.41 sqm
Land Area:	0.02 ha

Location: Auvergne-Rhône-Alpes



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