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## Loft to rethink in the heart of the Ainay district

Lyon , Rhône , Auvergne-Rhône-Alpes



# €450,000

inc. of agency fees

2 Beds    1 Baths    127.75 sqm

Located in the heart of the Ainay district, in the second arrondissement of Lyon, this 127m2 loft (115.28 m2 Carrez Law) is located on the ground floor of a bourgeois building. As soon as you enter, the...

### At a Glance

**Reference** MFH-EAL8208

**Bed** 2

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €450,000

**Hab.Space** 127.75 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the Ainay district, in the second arrondissement of Lyon, this 127m2 loft (115.28 m2 Carrez Law) is located on the ground floor of a bourgeois building. As soon as you enter, the place invites you to calm and relax. Entirely facing the outside, this habitat offers us unique volumes bathed in light thanks to the glass roof. Organized in an open space, this loft consists of a 53m2 living room including living room, dining room and open kitchen, a mezzanine bedroom with the possibility of making a second one, a bathroom and a separate toilet. Its very beautiful location, its great potential, its perfectly maintained

bourgeois condominium as well as its proximity to all amenities give us a glimpse of an ideal living environment for any city dweller. A 50 m2 cellar completes this property and is accessible from the living room. ENERGY CLASS: F / CLIMATE CLASS: F Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,740 and EUR3,780. Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1954 euros.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€450,000

## Key Information

Internal Area:	127.75 sqm
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## Location: Auvergne-Rhône-Alpes



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