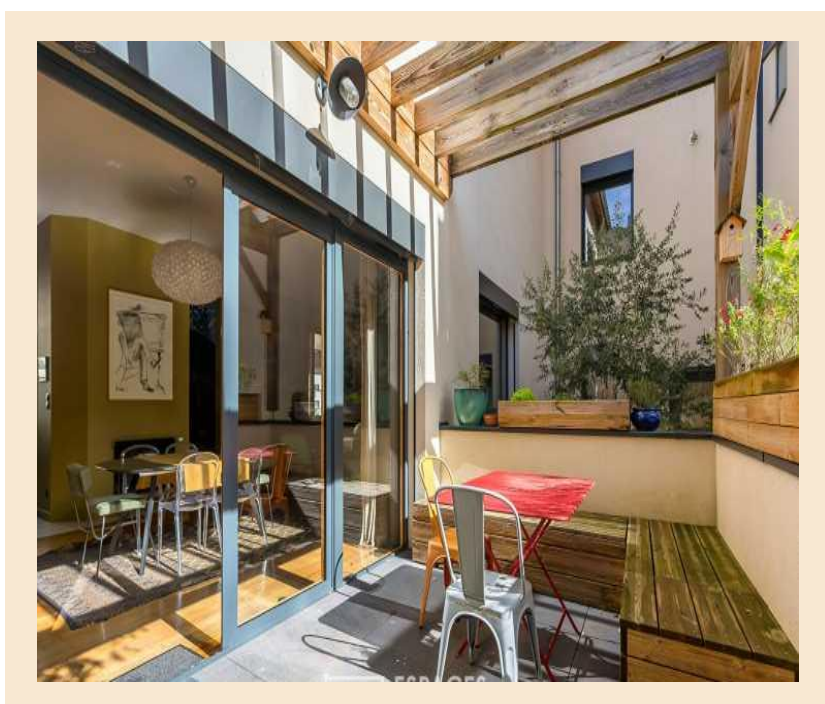


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Completely renovated 1930s house with terrace and patio

Lyon , Rhône , Auvergne-Rhône-Alpes



€1,295,000

inc. of agency fees

5 Beds 1 Baths 228 sqm

It is in the heart of Croix-Rousse that this 1930s house is revealed, completely renovated, offering 172 sqm of living space, with terrace and patio. The history of Croix-Rousse resonates in this building...

At a Glance

Reference MFH-EAL8161-1
Bed 5

Near to Lyon
Bath 1
Pool No

Price €1,295,000
Hab.Space 228 sqm
Land Tax N/A

Property Description

It is in the heart of Croix-Rousse that this 1930s house is revealed, completely renovated, offering 172 sqm of living space, with terrace and patio. The history of Croix-Rousse resonates in this building located a few steps from Place du Commandant Arnaud. From the entrance, the solid wood staircases give character to this family home carefully renovated while retaining the elegance of yesteryear. The main level consists of a

beautiful living room with an open kitchen with high-end renovation, harmoniously mixing old and contemporary materials. A terrace and a patio extend this living space, creating an ideal setting to enjoy the beautiful days. The first level accommodates two beautiful bedrooms sharing a bathroom as well as a real master suite with dressing room and shower room. The second and last level, entirely open plan, currently accommodates a bedroom with shower room and an office space that can be rearranged according to needs. The proximity of amenities and schools makes this house the ideal home for a family wishing to live in peace and quiet while being in the city. A 56sqm basement with cellar, workshop and laundry room. A double garage. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: between EUR1,460 and EUR2,030

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€1,295,000

Key Information

Year Built:	1930
Internal Area:	228 sqm

Location: Auvergne-Rhône-Alpes



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