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## Loft with exceptional volumes

Lyon , Rhône , Auvergne-Rhône-Alpes



# €935,000

inc. of agency fees

3 Beds      1 Baths      219 sqm

Ideally located in the heart of the 3rd arrondissement of Lyon, this exceptional loft offers a generous surface area of 219 sqm (206 sqm Carrez law) in a dynamic and sought-after area, in the immediate...

### At a Glance

Reference MFH-EAL8581

Bed 3

Near to Lyon

Bath 1

Pool No

Price €935,000

Hab.Space 219 sqm

Land Tax N/A

### Property Description

Ideally located in the heart of the 3rd arrondissement of Lyon, this exceptional loft offers a generous surface area of 219 sqm (206 sqm Carrez law) in a dynamic and sought-after area, in the immediate vicinity of shops, transport and living spaces.

The interior space, perfectly optimized, is distinguished by impressive volumes and an exceptional ceiling height. The main room, the true heart of the loft, offers an unobstructed view thanks to large openings. The

omnipresent natural light highlights the noble materials that make up this property: Burgundy stone, marble and Eiffel structure.

The sleeping area consists of two spacious bedrooms, each equipped with its own private bathroom, a modular mezzanine that can accommodate a third bedroom, as well as an office. The combination of light, design and space makes this property a unique place that will appeal to lovers of exceptional properties looking for an extraordinary living environment.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,420 and EUR1,990 (subscription included): between EUR2,510 and EUR3,460.

Condominiums of 10 units (No proceedings in progress).

Annual expenses : 1392 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€935,000

## Key Information

Internal Area:	219 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery









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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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