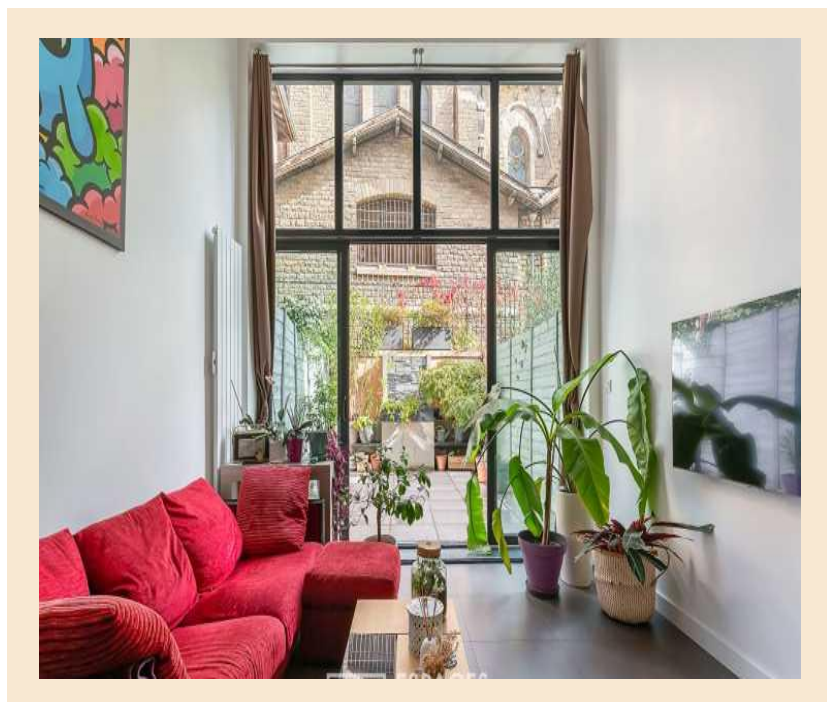


[Click to view MFH-EAL8486](#)

Loft with terrace in a former workshop

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



€650,000

inc. of agency fees

4 Beds 1 Baths 119 sqm

Located in Caluire, in a quiet and sheltered area, this old loft-style apartment of 119sqm (101sqm Carrez law) is the result of the renovation by an architect of a former workshop and benefits from a...

At a Glance

| | | | | | |
|------------------|-------------|----------------|------------------|------------------|----------|
| Reference | MFH-EAL8486 | Near to | Caluire Et Cuire | Price | €650,000 |
| Bed | 4 | Bath | 1 | Hab.Space | 119 sqm |
| | | Pool | No | Land Tax | N/A |

Property Description

Located in Caluire, in a quiet and sheltered area, this old loft-style apartment of 119sqm (101sqm Carrez law) is the result of the renovation by an architect of a former workshop and benefits from a 21sqm terrace.

The entrance opens onto the main level where the high-end and fully equipped kitchen faces the living/dining area. The whole takes place under more than four meters of height and is extended by a bucolic terrace of 21sqm.

Overlooking this magnificent living room, the first level accommodates a completely open-plan office space and provides access to the upper levels respectively composed of two bedrooms sharing a bathroom, then two last bedrooms which have a shower room as a link.

The calm coupled with the location, the renovation and the volumes make this loft a unique place. Two covered parking spaces. A cellar.

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: Between EUR1,040 and EUR1,460.

-

Condominiums of 8 units (No proceedings in progress).

Annual expenses : 1730 euros.

Summary

| | |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €650,000 |

Key Information

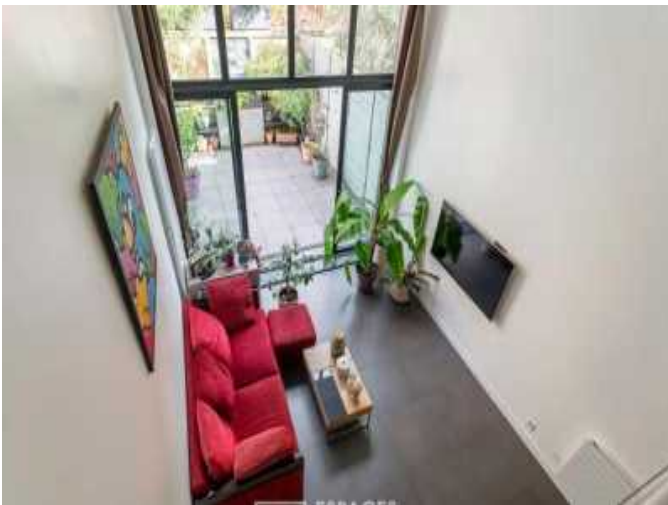
| | |
|----------------|---------|
| Year Built: | 1900 |
| Internal Area: | 119 sqm |
| Has a Garden | Yes |

Location: Auvergne-Rhône-Alpes



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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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