

[Click to view MFH-EAL8486-1](#)

## Loft with terrace in a former workshop

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



# €620,000

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

<b>Reference</b>	MFH-EAL8486-1	<b>Near to</b>	Caluire Et Cuire	<b>Price</b>	€620,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	119 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	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	€620,000

## Key Information

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

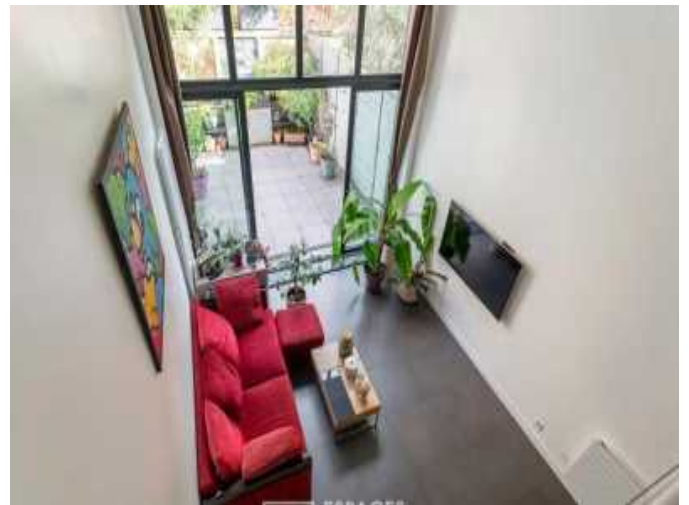
## Location: Auvergne-Rhône-Alpes



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7

excellent rates