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## Quiet house in the heart of Foch - Cours Franklin Roosevelt

Lyon , Rhône , Auvergne-Rhône-Alpes

# €1,050,000

inc. of agency fees

4 Beds      2 Baths      217 sqm

Located in Lyon 6 Foch, on the highly sought-after Cours Franklin Roosevelt, this astonishing 217sqm loft house (152m2 Carrez) is the result of the renovation of an old building, set on a quiet courtyard...

### At a Glance

**Reference** MFH-EAL8312-1

**Bed** 4

**Near to** Lyon

**Bath** 2

**Pool** No

**Price** €1,050,000

**Hab.Space** 217 sqm

**Land Tax** N/A

### Property Description

Located in Lyon 6 Foch, on the highly sought-after Cours Franklin Roosevelt, this astonishing 217sqm loft house (152m2 Carrez) is the result of the renovation of an old building, set on a quiet courtyard with no adjoining neighbors.

Upon entering, a flight of stone steps leads to an open space offering an ideal setting for an office.

This level continues with the reception area which consists of a kitchen area as well as a dining room area benefiting from a good height under the ridge and beautiful light to the South.

The master suite with dressing room, shower room and bedroom completes this level. An aerial staircase takes its guests upstairs where there are two attic bedrooms sharing a shower room. A hallway will accommodate a bedroom or an office.

Possibility of acquiring a 45m<sup>2</sup> T2 on the ground floor of the building to accommodate a loved one in complete independence or to obtain rental income. Possibility of acquiring the two properties separately.

Possibility of acquiring two garages in addition. Located on the highly sought-after Cours Franklin Roosevelt, quiet from urban noise and with beautiful volumes, this resolutely atypical house will delight families looking for peace and quiet.

ENERGY CLASS: D / CLIMATE CLASS: D

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Condominiums of 22 units (No proceedings in progress).

Annual expenses : 2144 euros.

## Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€1,050,000

## Key Information

Internal Area:	217 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery







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