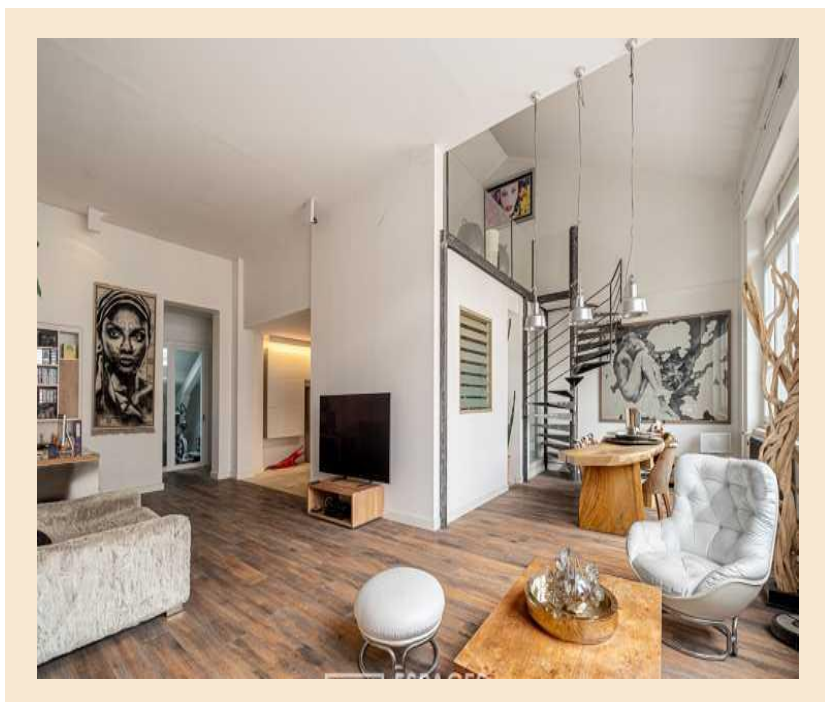


[Click to view MFH-EAL8440-1](#)

## Top floor loft in the heart of Foch

Lyon , Rhône , Auvergne-Rhône-Alpes



# €849,000

inc. of agency fees

2 Beds

215 sqm

Nestled on the top floor of an old building, this 215sqm loft (151sqm carrez) invites you to discover where contemporary design meets authenticity. Located...

### At a Glance

**Reference** MFH-EAL8440-1

**Near to** Lyon

**Price** €849,000

**Bed** 2

**Pool** No

**Hab.Space** 215 sqm

**Land Tax** N/A

### Property Description

Nestled on the top floor of an old building, this 215sqm loft (151sqm carrez) invites you to discover where contemporary design meets authenticity. Located in the heart of the 6th arrondissement, a few minutes from the Foch metro station, this atypical space will appeal to lovers of bright spaces and generous volumes. At the entrance, a large living room opens onto an impressive ceiling height, flooded with natural light thanks to its southern exposure. This warm living space, designed for conviviality, offers an ideal setting for moments of sharing or relaxation and is completed by the open kitchen. The loft consists of an office and a bedroom on

the ground floor currently used as a dressing room, perfectly arranged for daily comfort, as well as a mezzanine bedroom that adds a touch of modernity and privacy. This clever layout optimizes the space while preserving the industrial spirit of the place. Located a few minutes from the metro and the Tête d'Or park, quiet from urban noise and with beautiful volumes, this resolutely atypical property will delight customers looking for a loft lifestyle. ENERGY CLASS: D / CLIMATE CLASS: D - Condominiums of 15 units (No proceedings in progress).

Annual expenses : 3252 euros.

## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €849,000

## Key Information

Internal Area: 215 sqm

## Location: Auvergne-Rhône-Alpes



# Gallery







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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.

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