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## Loft renovated by an architect

Lyon , Rhône , Auvergne-Rhône-Alpes



**€1,200,000**

inc. of agency fees

5 Beds

188 sqm

Located in Lyon 4th, in the sought-after area of the Hénon metro station, this 188sqm commercial premises, currently converted into a tattoo parlor, offers generous volumes and an exceptional ceiling...

### At a Glance

Reference MFH-EAL9303

Near to Lyon

Price €1,200,000

Bed 5

Pool No

Hab.Space 188 sqm

Land Tax N/A

### Property Description

Located in Lyon 4th, in the sought-after area of the Hénon metro station, this 188sqm commercial premises, currently converted into a tattoo parlor, offers generous volumes and an exceptional ceiling height of 4.15 m. This property with bold architectural lines benefits from a careful renovation, combining modernity and industrial character, and offers real potential to be transformed into a high-end loft. The interior space is distinguished by an ingenious configuration that maximizes natural light thanks to its large openings and double height. The noble materials used, such as contemporary coverings and glass partitions, create a unique

and warm atmosphere. The main room accommodates a large reception room, decorated with a mezzanine optimizing the spaces for mixed use. This place is ideal for a professional project or an atypical residential development. Located in a dynamic and popular urban setting, this property benefits from an ideal location in the immediate vicinity of shops, public transport and amenities, combining practicality and a friendly atmosphere. ENERGY CLASS: C / CLIMATE CLASS: A. Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2024: between EUR3,200 and EUR3,500 -

Condominiums of 16 units (No proceedings in progress).

Annual expenses : 1200 euros.

## Summary

|                |            |
|----------------|------------|
| Property type: | Apartment  |
| Bedrooms:      | 5          |
| Price          | €1,200,000 |

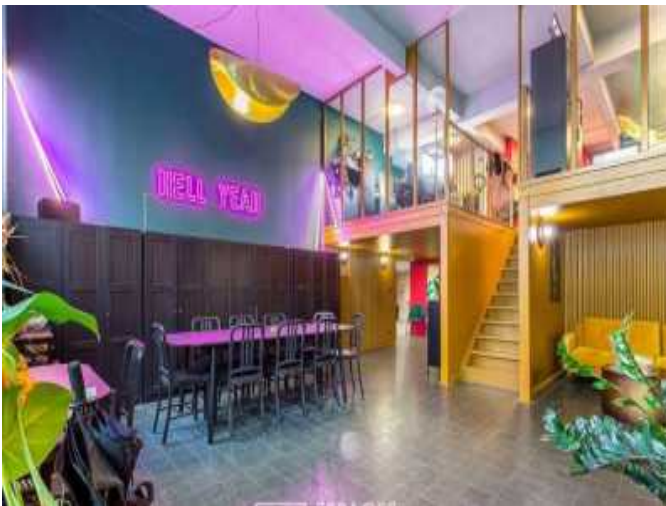
## Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1900    |
| Internal Area: | 188 sqm |

## Location: Auvergne-Rhône-Alpes



## Gallery













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**C. BAUER – Sunday Times**

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