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## Loft in the heart of the sixth

Lyon , Rhône , Auvergne-Rhône-Alpes



**€650,000**

inc. of agency fees

2 Beds

129 sqm

Are you looking for a unique space, combining modernity and high-end comfort, in a lively and popular area of Lyon? Discover this fully renovated loft, located in the heart of the 6th arrondissement,...

### At a Glance

**Reference** MFH-EAL8640

**Near to** Lyon

**Price** €650,000

**Bed** 2

**Pool** No

**Hab.Space** 129 sqm

**Land Tax** N/A

### Property Description

Are you looking for a unique space, combining modernity and high-end comfort, in a lively and popular area of Lyon? Discover this fully renovated loft, located in the heart of the 6th arrondissement, a few steps from the Massena metro. This characterful property offers a hybrid living experience, both professional and personal, perfectly suited for a start-up, a pied-à-terre or an original place to live. A spacious single-storey space, ideal for fitting out a large open space that can be adapted to your needs (offices, showroom, living space?). A modern shower room, a separate toilet, and a fully equipped independent kitchen are suitable for

this level. A cozy mezzanine corner with sofa and TV, which can be transformed into two bedrooms or a work office according to your needs. The quality services (parquet flooring, noble materials, custom-made fittings) and the natural light give this loft a warm and pleasant living environment. The clever layout and calm make it an ideal place to work or live. Don't miss the opportunity to acquire this exceptional property, located in the immediate vicinity of transport and shops, in the heart of a dynamic district. ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR560 and EUR760 -

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1206 euros.

## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €650,000

## Key Information

Internal Area: 129 sqm

## Location: Auvergne-Rhône-Alpes



## Gallery





As Featured in

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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.

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