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Loft with terrace in a former workshop

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



€549,000

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...

At a Glance

Reference	MFH-EAL8486-3	Near to	Caluire Et Cuire	Price	€549,000
Bed	4	Bath	1	Hab.Space	119 sqm
		Pool	No	Land Tax	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.

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Condominiums of 8 units (No proceedings in progress).

Annual expenses : 1730 euros.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€549,000

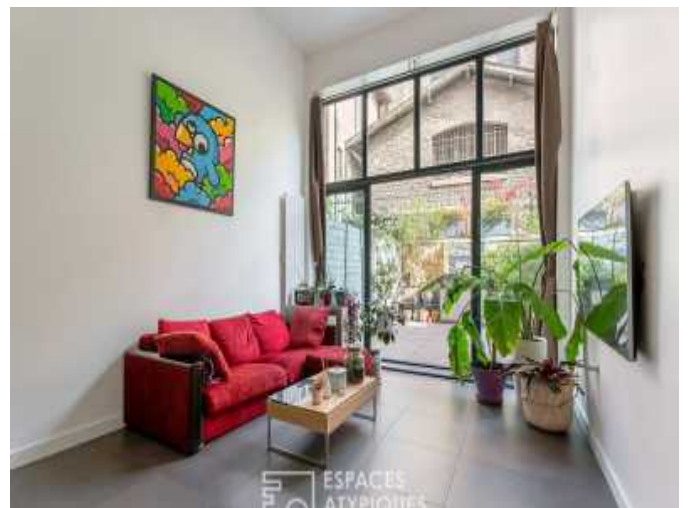
Key Information

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

Location: Auvergne-Rhône-Alpes



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