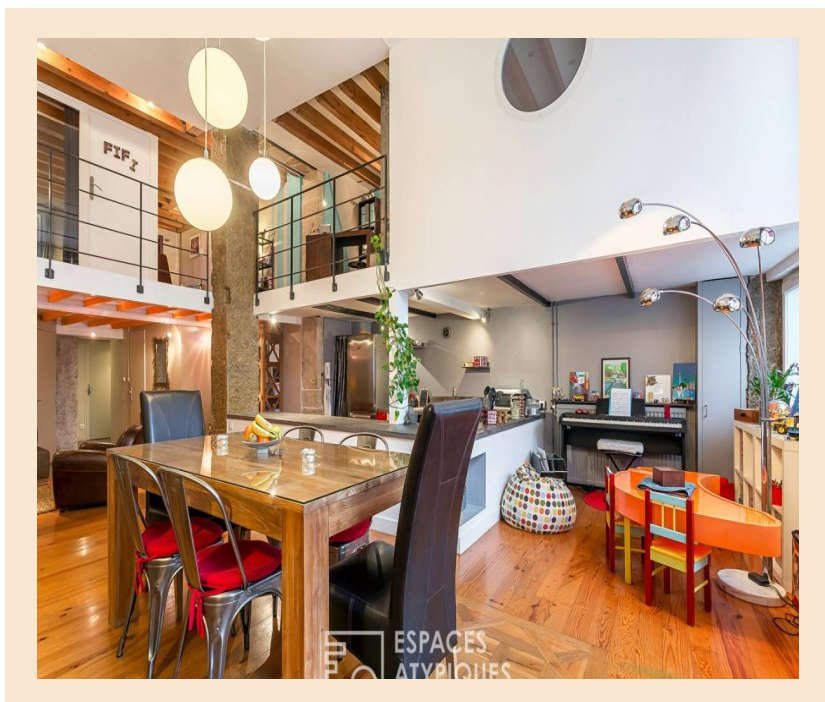


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## Duplex loft

Lyon , Rhône , Auvergne-Rhône-Alpes



**€500,000**

inc. of agency fees

3 Beds

120 sqm

An exceptional place, where the soul of the old is reinvented in a modern setting. Discover this loft with a unique character, in the heart of the Bellecombe...

### At a Glance

Reference MFH-EAL9272-1

Near to Lyon

Price €500,000

Bed 3

Pool No

Hab.Space 120 sqm

Land Tax N/A

### Property Description

An exceptional place, where the soul of the old is reinvented in a modern setting. Discover this loft with a unique character, in the heart of the Bellecombe district, in the 6th arrondissement of Lyon. Located in a beautiful old building, this duplex loft offers a bold transformation of a space initially intended for crafts, subtly combining the charm of the old with a contemporary reinterpretation. From the entrance, the magic happens: a cathedral ceiling and a large bay window bathe the vast living room in light, highlighting the authenticity of the materials and the open space. The high ceilings and exposed beams recall the history of

the place, while highlighting modern and neat fittings. The ground floor offers a master bedroom, a shower room area and an elegant bathroom. The open and fully equipped kitchen communicates harmoniously with the living room, creating an atmosphere conducive to conviviality. Upstairs, the space consists of two bright bedrooms and a mezzanine converted into an office, offering a serene and pleasant working environment. The property also has 2 cellars for storage and underground parking, a rare asset in this popular area. This loft is a real invitation to creativity and serenity, where the past and the present meet in perfect harmony. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: between EUR1,890 and EUR2,600 - Condominiums of 12 units (No proceedings in progress).

Annual expenses : 1380 euros.

## Summary

Property type: Apartment  
Bedrooms: 3  
Price: €500,000

## Key Information

Internal Area: 120 sqm

## Location: Auvergne-Rhône-Alpes



# Gallery







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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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