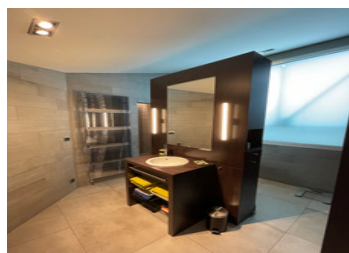
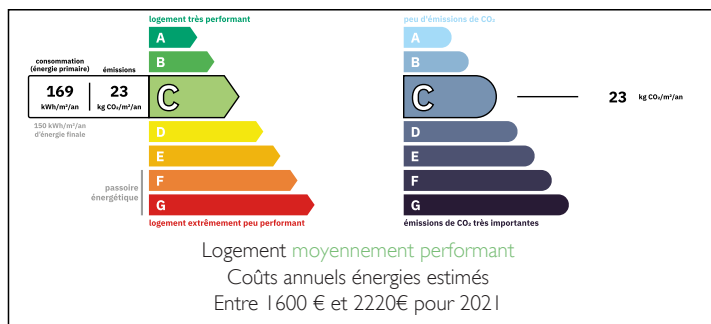


Exceptional 150 m Loft in a former factory in Lyon 8 in a corner of paradise.



## ENERGY - DPE



## INFORMATION

Town:	Lyon 8e Arrondissement
Department:	Rhône
Bed:	4
Bath:	2
Floor:	160 m2
Outside Space:	45 m2

## IN BRIEF

Former factory converted into a loft, located in the heart of all amenities in a quiet area of Lyon 8.

When you pass the entrance porch, you are far from imagining the treasures hidden there, including this architectural gem that is both very cozy, spacious and bathed in natural light.

The magnificent 45 m<sup>2</sup> green terrace adds a very nice volume to the living space on the ground floor where wood, glass and metal are in perfect harmony.

The first level accommodates a magnificent 86 m<sup>2</sup> living room with a living room and its central fireplace, a fully equipped kitchen, an office and a toilet.

Upstairs, 64 m<sup>2</sup> including a master suite and its original bathroom, two 15 m<sup>2</sup> bedrooms that share a common bathroom with plenty of storage space including a large dressing room.

An open garage for one car is located...

NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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Co-owned building of 9 units

Provisional annual charges: 1540€

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe foncière: 913 EUR

Taxe habitation: EUR

## NOTES