

LHL Leaseback Investment (LMNP) – Furnished Studio – 4.7% Net Yield for sale in the Saint Priest area of Lyon



INFORMATION

Town:	Saint-Priest
Department:	Rhône
Bed:	0
Bath:	1
Floor:	20 m2
Plot Size:	0 m2

IN BRIEF

Turnkey LHL Leaseback Investment – Eastlodge Lyon Est Eurexpo (Saint-Priest)

Fully furnished 19.52 m² studio in a 3-star aparthotel, operated by Eastlodge, under a commercial lease until August 2030.

Enjoy guaranteed rental income of €3,933 excl. VAT per year, a net yield of 4.7%, and zero management hassle.

Ideally located 5 minutes from Eurexpo, 50 m from tramway T2 (direct to Lyon Part-Dieu), and 20 minutes from Lyon Airport.

Low running costs (property tax €225/year) and strong energy rating (C/C).

A secure, hands-off investment combining reliability,

ENERGY - DPE

DPE not required.

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

Turnkey Leaseback (LHL) Investment – Eastlodge Lyon Est Eurexpo Residence

Saint-Priest (Lyon East) – Fully furnished studio under commercial lease until August 2030, Ideal for investors seeking secure, hassle-free rental income!

▣ Property Highlights:

— Furnished and fully equipped studio (new furniture 2021) – 19.52 m², 2nd floor with lift

— Guaranteed annual rent: €3,933 excl. VAT

— Attractive net yield: 4.7%

— No vacancy risk, management fully handled by operator Eastlodge

— Low property tax: only €225 per year

— Energy Performance Rating (DPE): C

— Greenhouse Gas Emissions (GES): C

▣ About the Eastlodge Lyon Est Eurexpo Residence:

— 3-star aparthotel just 5 minutes from the Eurexpo Exhibition Centre

— Tramway T2 only 50 m away (direct connection to Lyon Part-Dieu)

— Fitness room, secure parking, unlimited Wi-Fi

— 24/7 weekend reception and full hotel-style services

▣ Why invest in an LHL (LMNP - French Leaseback):

— Guaranteed income under commercial lease until 2030

LOCAL TAXES

Taxe foncière: 225 EUR

Taxe habitation: EUR

NOTES