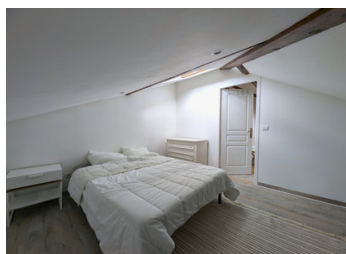


Atypical loft for sale – 3 apartments (one-bedroom) – top floor – Saint-Fons (Lyon, 69190)



INFORMATION

Town:	Saint-Fons
Department:	Rhône
Bed:	3
Bath:	3
Floor:	122 m2
Plot Size:	0 m2

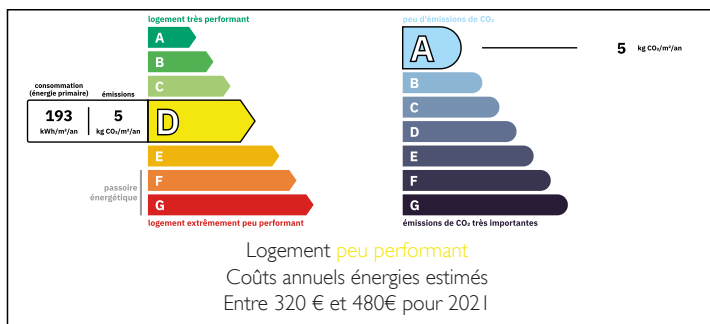


IN BRIEF

Entire top-floor loft for sale in Saint-Fons (Lyon) – ideal for investors or first-time buyers.

- Comprised of 3 one-bedroom apartments, located on the top floor of a small building.
- Each apartment includes one bedroom, a bathroom with toilet, and a living room with an open kitchen.
- Immediate rental income possible: currently rented at €600/month each (€1,800/month total), or available vacant (agreement with tenants in place).
- Total price: €312,700 for all 3 apartments, or €104,233 per unit.
- Property tax: €1,014/year (€338/apartment).
- Quarterly charges: €354.87 for the entire floor (€118/apartment).
- Transport: bus stop at the foot of the building, and tram line T10 under construction, scheduled to open in early 2027, connecting Saint-Fons to downtown Lyon in approximately 25 minutes.

ENERGY - DPE



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

*** Unique Investment Opportunity – Full Floor for Sale! ***

Saint-Fons (Lyon – 69190) | 3 T2 Apartments | Top Floor | €312,700

I'm thrilled to present this atypical plateau for sale – a full floor comprising 3 T2 apartments, located on the top floor of a charming residential building in Saint-Fons, right next to Lyon.

Key Features:

Full floor – 3 apartments for sale (1-bedroom each)

Each apartment includes: 1 bedroom, 1 bathroom with WC, living room with open kitchen

Fully renovated – no work needed

DPE energy rating: D

Natural brightness and calm environment (top floor – no neighbors above)

Living areas: between 32 m² and 46 m² (Carrez Law surface: 20 m² to 25 m²)

3rd floor walk-up (no elevator)

Transport & Location Perks:

Bus stop at the foot of the building

Tram T10 under construction, linking Saint-Fons to Lyon's city center (Gerland – Part-Dieu – Perrache) in approx. 25 minutes (launch expected 2027)

Located in a high-growth area, ideal for long-term property value appreciation

Flexible Investment – Two Purchase Options:

Immediate Rental Income

LOCAL TAXES

Taxe foncière: 1014 EUR

NOTES