

[Click to view MFH-EAL4338EL-2](#)

Renovated house with quiet outbuilding

Craponne , Rhône , Auvergne-Rhône-Alpes



€1,150,000

inc. of agency fees

6 Beds 1 Baths 243 sqm 0.13 ha

Ideally located in the heart of Craponne at the end of an impasse, a few steps from shops and transport, this family house of 178m² renovated in 2013 develops a plot of 1281m² and has a magnificent outbuilding...

At a Glance

Reference	MFH-EAL4338EL-2	Near to	Craponne	Price	€1,150,000
Bed	6	Bath	1	Hab.Space	243 sqm
Land	0.13 ha	Pool	Yes	Land Tax	N/A

Property Description

Ideally located in the heart of Craponne at the end of an impasse, a few steps from shops and transport, this family house of 178m² renovated in 2013 develops a plot of 1281m² and has a magnificent outbuilding built in 2013 with a wooden frame of 118m², thought of as a true second home. The entrance to the main house opens onto an entrance hall serving on one side, the living space composed of a warm living room with its solid parquet floor and its beautiful fireplace, a spacious and bright independent kitchen welcoming the dining room and its pantry. Large openings allow access to the green and wooded garden. On the opposite

side, a flight of stairs leads to the sleeping area where two beautiful bedrooms and an office share a bathroom. A third bedroom of 28m², seen as a master suite with its own bathroom and large dressing room completes this level. In the basement, there is a laundry room and an additional bedroom with bathroom for receiving guests. On the exterior side, a garden with several terraces and a swimming pool invites you to relax and enjoy convivial moments outdoors. The sumptuous outbuilding of 118m² (65m² Carrez) with its mezzanine of 44m² and its workshop of 9m² will be perfectly suited for people looking for a space for a liberal activity or a family project to accommodate parents or blended families. Cathedral ceiling, spacious rooms, underfloor heating, BSO (Orientable Sun Shade), BBC standard, kitchen, toilet and attic, all the comforts of modern living are combined. The central location, the generous volumes, the absolute calm not overlooked and the rarity of having two houses on the same plot, make this property an exceptional property which constitutes a perfect combination of modern comfort and privileged location. A double garage of 39m² An air-conditioned wine cellar of 6m² Technical room of 4m² Japanese basin 12 photovoltaic panels and 3 solar panels External insulation in 2019 Triple-glazed aluminum windows in 2020 Water softener ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1270 and 1770

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,150,000

Key Information

Internal Area:	243 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates