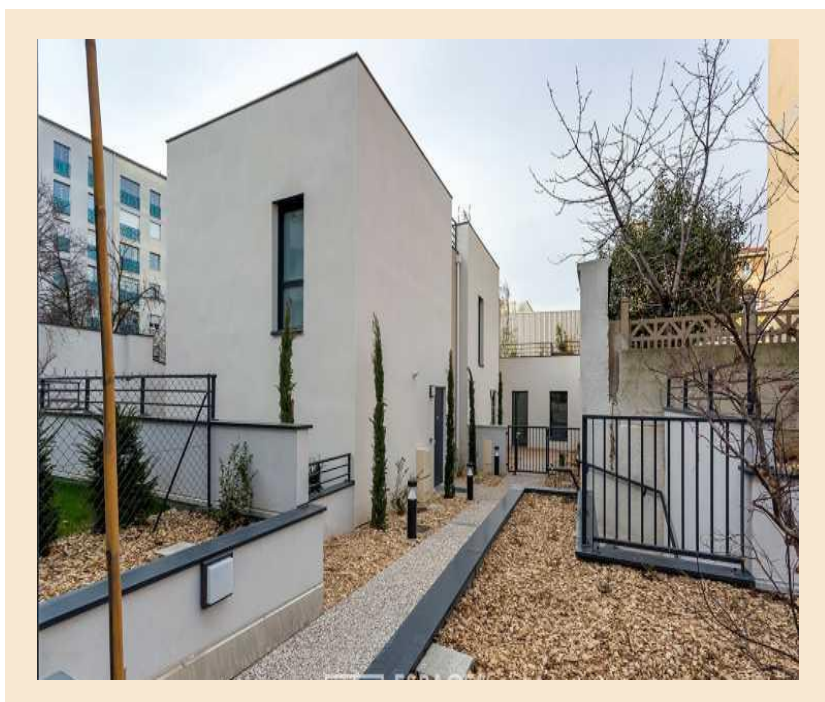


[Click to view MFH-EAL4352EL-2](#)

## Contemporary house with patio and terrace in Monchat

Lyon , Rhône , Auvergne-Rhône-Alpes



**€890,000**

inc. of agency fees

3 Beds   1 Baths   148 sqm   0.01 ha

Quietly located at the end of a cul-de-sac in Monchat, this magnificent atypical contemporary house is on two levels of 148m<sup>2</sup> with terrace and patio of 148m<sup>2</sup> in total. A real favorite of the house, the...

### At a Glance

<b>Reference</b>	MFH-EAL4352EL-2	<b>Near to</b>	Lyon	<b>Price</b>	€890,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	148 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Quietly located at the end of a cul-de-sac in Monchat, this magnificent atypical contemporary house is on two levels of 148m<sup>2</sup> with terrace and patio of 148m<sup>2</sup> in total. A real favorite of the house, the 80sqm living room with its open kitchen benefits from surprising light distilled through large openings with its large bay windows opening onto two patios. Still on the ground floor, the master suite has been designed like a luxury

hotel suite. In perfect alignment, bedroom, bathroom, dressing room. A cloakroom, a laundry room, a WC and a storeroom complete this level. The first floor is dedicated to the sleeping area which accommodates two beautiful bedrooms sharing a bathroom and a shower room. A magnificent solarium terrace completes this surprising property. Modern, calm and spacious, this beautiful contemporary will delight families looking for tranquility and beautiful volumes. A garage. (possibility of several garages in addition) Multiple Terraces ENERGY CLASS: C / CLIMATE CLASS: C

### Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€890,000

### Key Information

Year Built:	2024
Internal Area:	148 sqm
Land Area:	0.01 ha
Has a Garden	Yes

### Location: Auvergne-Rhône-Alpes



## Gallery





Projet 30



Projet 30



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