

[Click to view MFH-EAL6387](#)

Family loft in the slopes of Croix-Rousse

Lyon , Rhône , Auvergne-Rhône-Alpes



€499,000

inc. of agency fees

3 Beds

114 sqm

Located near Place Rouville and a few minutes' walk from all the shops and services of Bas des Pentès, this 114m² (101m² Carrez) loft, located on the ground floor of a Canuts building, benefited from...

At a Glance

Reference MFH-EAL6387

Bed 3

Near to Lyon

Pool No

Price €499,000

Hab.Space 114 sqm

Land Tax N/A

Property Description

Located near Place Rouville and a few minutes' walk from all the shops and services of Bas des Pentès, this 114m² (101m² Carrez) loft, located on the ground floor of a Canuts building, benefited from a particularly ingenious rehabilitation and articulates its surfaces on 2 levels. An independent entrance, designed like a cloakroom, provides direct access to a sumptuous living room with impressive volumes and illuminated by large openings. A modern kitchen with clean lines faces the living/dining room for pleasant moments of conviviality. A first bedroom, a recent bathroom, a dressing room and a laundry room complete this level.

Upstairs, 2 additional bedrooms, one with its own bathroom, share a warm relaxation area currently serving as a second living room. French-style ceilings, exposed stone, contemporary architectural elements, generous inlets of light and absolute calm: this property will convince those who, in search of charm, will be sensitive to its beautiful atmosphere. Property subject to co-ownership status: 16 lots Annual charges: EUR1,400 ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from local energy prices year 2021: between EUR1,210 and EUR1,690 Condominiums of 16 units (No proceedings in progress).

Annual expenses : 1400 euros.

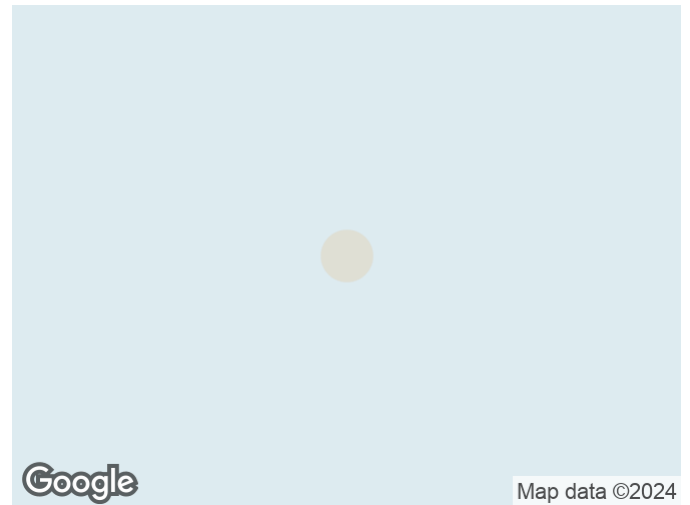
Summary

Property type: Apartment
Bedrooms: 3
Price €499,000

Key Information

Internal Area: 114 sqm

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved