

[Click to view MFH-EAL3665EL-1](#)

## Renovated house with terrace and garden

Charbonnières Les Bains , Rhône , Auvergne-Rhône-Alpes



# €1,280,000

inc. of agency fees

6 Beds   1 Baths   247 sqm   0.06 ha

Located a few minutes walk from the center of Charbonnières-les-bains and all its amenities, and only 15 minutes from the center of Lyon, this house, completely renovated with high-end materials of 247sqm,...

### At a Glance

<b>Reference</b>	MFH-EAL3665EL-1	<b>Near to</b>	Charbonnières Les Bains	<b>Price</b>	€1,280,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	247 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located a few minutes walk from the center of Charbonnières-les-bains and all its amenities, and only 15 minutes from the center of Lyon, this house, completely renovated with high-end materials of 247sqm, is built on a wooded plot of 550sqm. . After taking a flight of steps, the entrance opens onto the fully open-plan main level with a surface area of 75sqm where the double living room adjoins the dining area as well as the fully equipped high-end kitchen. An aerial staircase cleverly mixing wood and metal leads to a floor entirely

dedicated to rest where a landing distributes four bedrooms sharing a shower room and a bathroom. The lower level accommodates two additional bedrooms, a bathroom with bathtub and shower and a laundry room. A 25sqm room can also be used as a games room, gym or home cinema lounge as desired. The green environment, the quality of the renovation and the privileged location make this house a real favorite. A cave. Swimming pool land. Parking for two cars.

## Summary

Property type:	Apartment
Bedrooms:	6
Bathrooms	1
Price	€1,280,000

## Key Information

Internal Area:	247 sqm
Land Area:	0.06 ha
Has a Garden	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