

[Click to view MFH-EAL4269EL-H](#)

## Ainay district, renovated apartment on a high floor with elevator

**Lyon , Rhône , Auvergne-Rhône-Alpes**



**€550,000**

inc. of agency fees

**3 Beds    1 Baths    106.05 sqm**

Located in the second arrondissement, near Place Carnot and Gare Perrache, in a well-maintained old building, this completely renovated 106sqm Carrez apartment is located on the 4th and penultimate floor,...

### At a Glance

**Reference** MFH-EAL4269EL-H

**Bed** 3

**Near to** Lyon

**Bath** 1

**Pool** No

**Price** €550,000

**Hab.Space** 106.05 sqm

**Land Tax** N/A

### Property Description

Located in the second arrondissement, near Place Carnot and Gare Perrache, in a well-maintained old building, this completely renovated 106sqm Carrez apartment is located on the 4th and penultimate floor, with elevator. The entrance opens onto a bright living room with generous volumes, with a total area of 50m2 with a semi-open kitchen, lit by four large windows. The fitted and equipped kitchen opens onto the living

room in order to move freely between the two spaces. The sleeping area, perfectly distinct, offers us three quiet bedrooms overlooking the courtyard with storage space, as well as a separate bathroom and toilet. Close to all amenities, this family apartment is the ideal place to live for city dwellers. A simple garage in addition An attic A cellar Subject to co-ownership status: 9 lots ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices of the year 2021: between EUR860 and EUR1210 Condominiums of 9 units (No proceedings in progress).

Annual expenses : 2184 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€550,000

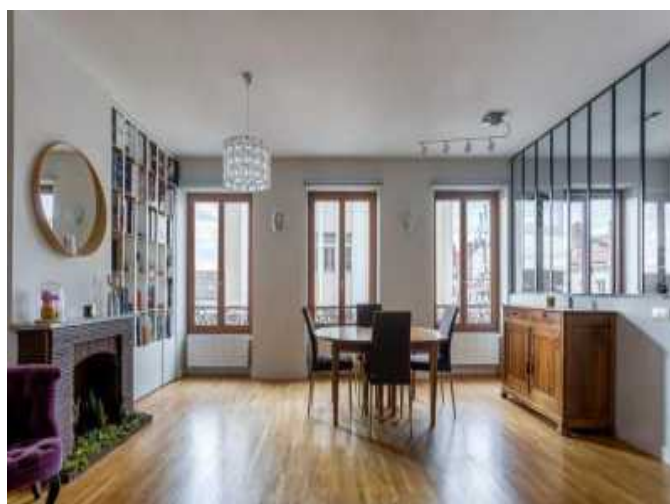
Key Information

Year Built:	1900
Internal Area:	106.05 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