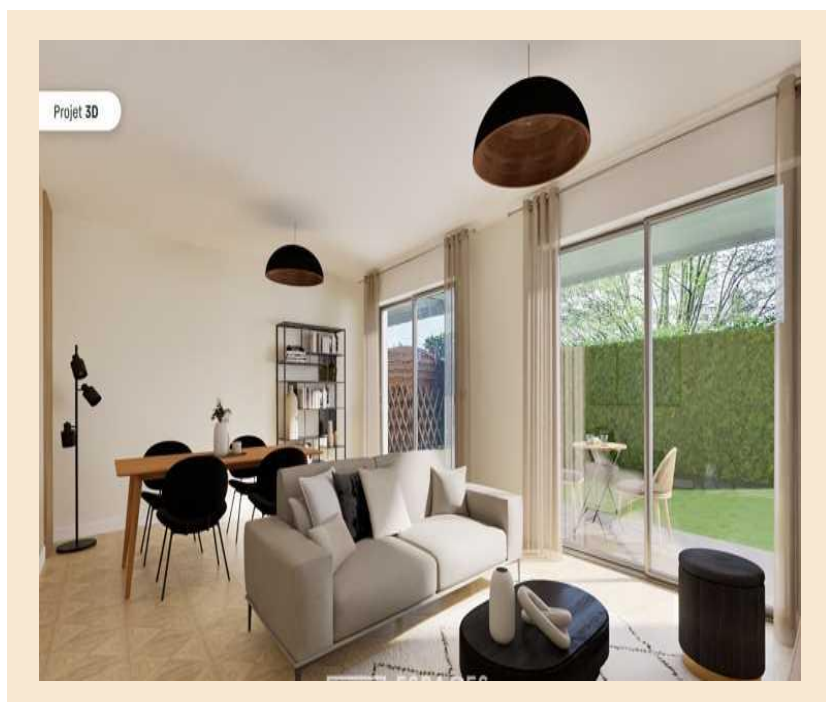


[Click to view MFH-EAL4203EL-4](#)

Garden level to rethink near daybreak

Sainte Foy Les Lyon , Rhône , Auvergne-Rhône-Alpes



€280,000

inc. of agency fees

2 Beds 1 Baths 86 sqm

Located in Sainte Foy les Lyon and near the break of day, on the ground floor of a well-maintained condominium, this apartment to renovate benefits from two gardens. An entrance with storage opens onto...

At a Glance

Reference	MFH-EAL4203EL-4	Near to	Sainte Foy Les Lyon	Price	€280,000
Bed	2	Bath	1	Hab.Space	86 sqm
		Pool	No	Land Tax	N/A

Property Description

Located in Sainte Foy les Lyon and near the break of day, on the ground floor of a well-maintained condominium, this apartment to renovate benefits from two gardens. An entrance with storage opens onto a pleasant living room which extends into a terrace as well as the garden allowing the installation of a dining area, garden furniture and games for children. To continue, a large dining kitchen to be reinvented overlooks the second garden. The sleeping area is made up of two bedrooms with parquet floors which share a

bathroom. In the heart of a secure residence, this property with great potential with two exteriors offers the possibility of city life while benefiting from calm and a real garden. A garage with storage, a parking space in addition ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use between EUR1,160 and EUR1,620

Condominiums of 21 units (No proceedings in progress).

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€280,000

Key Information

Internal Area:	86 sqm
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