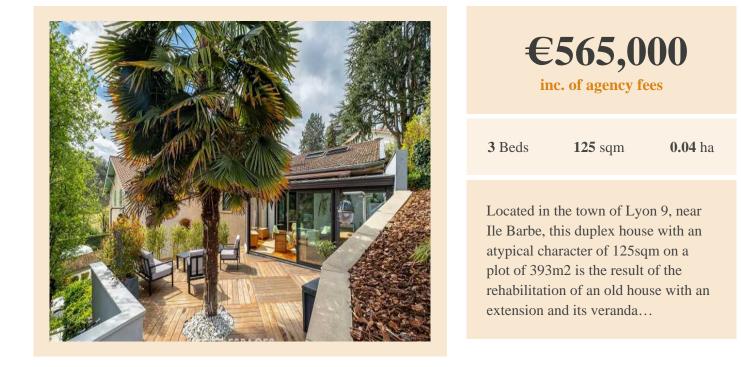


Old house with a view

Lyon, Rhône, Auvergne-Rhône-Alpes



At a Glance

Reference	MFH-EAL5759-4
Bed	3
Land	0.04 ha

Near to Lyon
Pool No

Price€565,000Hab.Space125 sqmLand TaxN/A

Property Description

Located in the town of Lyon 9, near Ile Barbe, this duplex house with an atypical character of 125sqm on a plot of 393m2 is the result of the rehabilitation of an old house with an extension and its veranda offering a clear view on the Saône. The entrance is on the terrace side and opens onto a completely open-plan space where the equipped kitchen faces the large living room entirely lined with bay windows, allowing access to a magnificent wooded garden. On the mezzanine there is a TV lounge and an office. A first bedroom with bathroom completes this level. On the lower level, a staircase leads to a second master suite, possibility of a

third bedroom. A laundry room Radiant ceiling and reversible air conditioning Electric shutter Garden shed for storage Well for automatic watering The assertive character of this building, the contemporary loft-style renovation and the Saône view are undoubtedly the assets of this house. Parking for several cars. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,390 and EUR1,940.

C		-	-	 ry
				r V
	-			 - J

Property type: Bedrooms: Price House 3 €565,000

Key Information

Year Built:	1900
Internal Area:	125 sqm
Land Area:	0.04 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes





Gallery























THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 ours 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 myfrench-house.com. They are a committed and professional business – we highly recommend them. S. and L. BROWN



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