

[Click to view MFH-EAL6168\\_1](#)

## Very nice apartment in the Saxe Gambetta district

Lyon , Rhône , Auvergne-Rhône-Alpes



**€350,000**

inc. of agency fees

2 Beds

65 sqm

Located a few steps from the Saxe Gambetta metro station, in the heart of the third arrondissement of Lyon, this 67m2 Carrez apartment is located on the 4th floor with elevator of a beautiful, perfectly...

### At a Glance

**Reference** MFH-EAL6168\_1

**Bed** 2

**Near to** Lyon

**Pool** No

**Price** €350,000

**Hab.Space** 65 sqm

**Land Tax** N/A

### Property Description

Located a few steps from the Saxe Gambetta metro station, in the heart of the third arrondissement of Lyon, this 67m2 Carrez apartment is located on the 4th floor with elevator of a beautiful, perfectly maintained building from the 1950s. From the moment you enter, the place invites you to calm and relax. Completely renovated in 2020, the apartment consists of a living room with substantial volumes, bathed in light thanks to

its south-facing orientation, bringing together a living/dining room area as well as an open, fully equipped kitchen. On the night side, there are two comfortably sized bedrooms, a bathroom and an individual toilet. Its impeccable condition, its perfectly maintained co-ownership as well as its close proximity to all amenities are undeniably the major assets of this property and make it an ideal place to live. The property is equipped with air conditioning. No procedure in progress in the co-ownership. ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR620 and EUR890 Condominiums of 18 units (No proceedings in progress).

Annual expenses : 2676 euros.

Summary

Property type: Apartment  
Bedrooms: 2  
Price €350,000

Key Information

Year Built: 1953  
Internal Area: 65 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