Click to view MFH-EAL6787-1

# Renovated Canut apartment with view of the Saône

Lyon, Rhône, Auvergne-Rhône-Alpes



€399,000

inc. of agency fees

2 Beds 1 Baths 100 sqm

Located on the quays of the Saône in Lyon 9th, close to all amenities and the metro, this 100 sqm canut-style apartment is nestled on the fourth and top floor of an old building. The entrance to this...

### At a Glance

**Reference** MFH-EAL6787-1 **Near to** Lyon **Price** €399,000

**Bed** 2 **Bath** 1 **Hab.Space** 100 sqm

Pool No Land Tax N/A

### **Property Description**

Located on the quays of the Saône in Lyon 9th, close to all amenities and the metro, this 100 sqm canut-style apartment is nestled on the fourth and top floor of an old building. The entrance to this crossing apartment is via a corridor which serves on the Balme side an independent kitchen, a bathroom, as well as a first large bedroom of 17sqm with two windows overlooking the gardens of the condominium. Opposite this space is a

sumptuous 42sqm living room lit by three windows offering a breathtaking view of the Saône. A magnificent workshop glass roof symbolizing the perfect marriage between ancient and contemporary architecture accommodates a second bedroom. The volumes, the character, as well as the exceptional view are undoubtedly the assets of this apartment. Possibility of renting a closed garage. A cave. An attic. ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2024: between EUR1600 and EUR2210. Condominiums of 8 units (No proceedings in progress).

Annual expenses: 904 euros.

**Summary** 

Property type: Apartment

Bedrooms: 2
Bathrooms 1

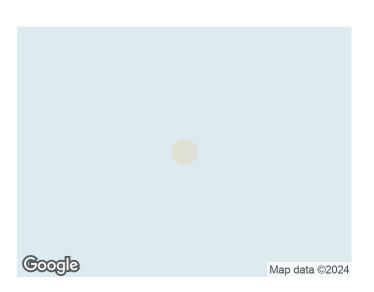
Price €399,000

**Key Information** 

Year Built: 1900 Internal Area: 100 sqm

## **Location: Auvergne-Rhône-Alpes**





# Gallery































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 my-french-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