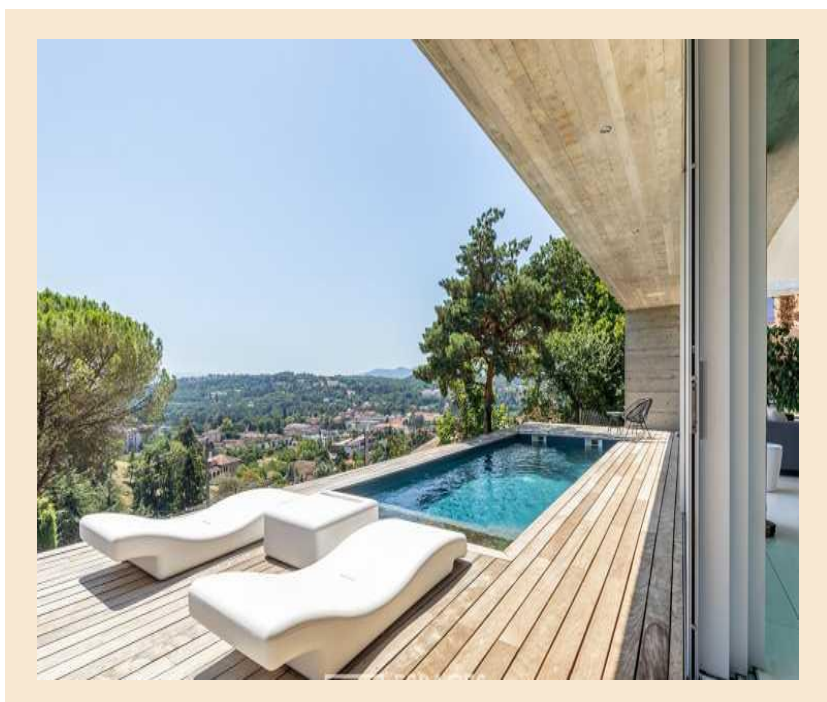


[Click to view MFH-EAL6236-1](#)

## Renovated house with contemporary extension with swimming pool and view

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



# €1,990,000

inc. of agency fees

4 Beds   3 Baths   252 sqm   0.13 ha

Located in the town of Francheville on the border of Sainte-Foy-Lès-Lyon and Lyon 5, close to all amenities and just 20 minutes from Bellecour by bus, this 243sqm house is the result of the rehabilitation...

### At a Glance

<b>Reference</b>	MFH-EAL6236-1	<b>Near to</b>	Sainte Foy Les Lyon	<b>Price</b>	€1,990,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	252 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Francheville on the border of Sainte-Foy-Lès-Lyon and Lyon 5, close to all amenities and just 20 minutes from Bellecour by bus, this 243sqm house is the result of the rehabilitation of a 1950 house with a contemporary extension. Everything takes place on a plot of 1322sqm. If the phrase "inside out" had been invented for a place, this would be it. No wall will stop your gaze from a 180° view. This house

with minimalist lines that resonate with nature. Formed concrete and wood, a contrasting color palette where white is enhanced with solid black, a refined and geometric swimming pool make the house an architectural statement in itself. The entrance is through the existing house with its assertive character, custom storage and contemporary design. On the ground floor it serves a gym, a toilet, a cellar as well as a bedroom with a bathroom. The first floor is dedicated to the sleeping area with three bedrooms, each with a bathroom and dressing room. A terrace enhances the master bedroom and allows an even clearer view. The extension is dedicated to the completely open living room with a fireplace creating a natural junction. A scullery in the continuity of the latter allows additional optimization of space. 3x8m heated swimming pool protected by a roller shutter. Modern, calm and spacious, this beautiful contemporary will delight families looking for tranquility and spacious rooms. Nursery, primary and secondary schools nearby. ENERGY CLASS: A / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1010 and EUR1450

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€1,990,000

## Key Information

Year Built:	2021
Internal Area:	252 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	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