

[Click to view MFH-EAL6968-1](#)

## Renovated apartment in the heart of the village with a view

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



# €478,000

inc. of agency fees

2 Beds

109 sqm

This beautiful 109m2 apartment with high-end services is located in a quiet area, on the hillside. A 5-minute walk from the village of Sainte-Foy-lès-Lyon, this spacious T4 with 2 bedrooms (possible 3)...

### At a Glance

**Reference** MFH-EAL6968-1

**Near to** Sainte Foy Les Lyon

**Price** €478,000

**Bed** 2

**Pool** No

**Hab.Space** 109 sqm

**Land Tax** N/A

### Property Description

This beautiful 109m2 apartment with high-end services is located in a quiet area, on the hillside. A 5-minute walk from the village of Sainte-Foy-lès-Lyon, this spacious T4 with 2 bedrooms (possible 3) overlooks the south of Lyon and the greenery of the condominium park.

From the lobby, the construction and renovation services as well as the volumes set the tone. The beautiful living room with solid parquet floors expands with a 14m<sup>2</sup> terrace on sunny days. The separate kitchen, fully fitted and equipped with pantry and laundry room, offers a large dining area and multiple openings to the outside. On the night side, 2 large bedrooms share a dressing room and a bathroom with recent, quality renovation.

The apartment benefits from a double orientation, a cellar on the same floor, parking; garage possible.

The view, the location in the village and the many advantages of the apartment make it a rare property in the area. 2 km from motorways, 5 minutes walk from shops, schools and amenities.

Property subject to co-ownership status: 400 lots Annual charges: EUR2,232

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from the energy prices of the year 2021: between EUR1,170 and EUR1,620.

Condominiums of 187 units (No proceedings in progress).

Annual expenses : 2232 euros.

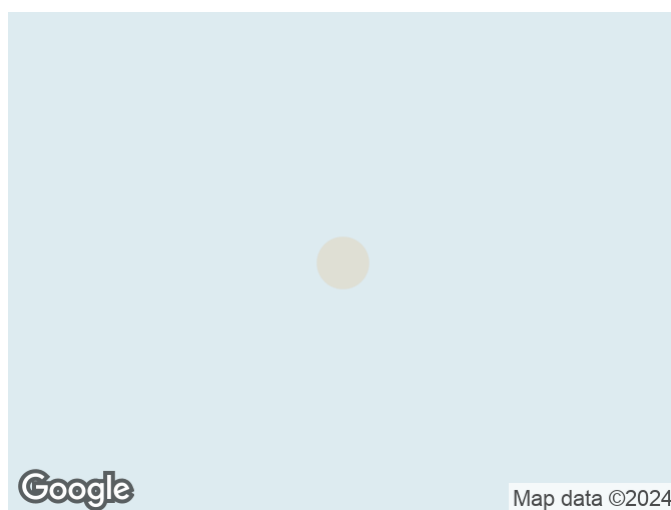
## Summary

Property type: Apartment  
Bedrooms: 2  
Price: €478,000

## Key Information

Internal Area: 109 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