

Click to view MFH-EAL7494

# Reinvented 50s house with swimming pool

Francheville, Rhône, Auvergne-Rhône-Alpes



€695,000

inc. of agency fees

**4** Beds **1** Baths **156** sqm **0.09** ha

Located at the end of a dead end, quiet and not overlooked, this house of 156sqm useful and 138sqm Carrez built in 1950 and renovated since is built on a plot of 900sqm with terrace and swimming pool....

#### At a Glance

**Reference** MFH-EAL7494 **Near to** Francheville **Price** €695,000

**Bed** 4 **Bath** 1 **Hab.Space** 156 sqm

Land 0.09 ha Pool Yes Land Tax N/A

### **Property Description**

Located at the end of a dead end, quiet and not overlooked, this house of 156sqm useful and 138sqm Carrez built in 1950 and renovated since is built on a plot of 900sqm with terrace and swimming pool.

The entrance opens onto a level comprising a spacious living room offering a semi-open kitchen on a veranda as well as a large living room. The whole is bordered by openings and entirely turned towards a flat and wooded garden thus offering exceptional light.

A pleasant master suite completes this level. A wooden staircase leads upstairs where a hall serves three additional bedrooms sharing a large bathroom as well as a spare office. The renovation, the calm and its location in the immediate vicinity of all amenities make it the ideal family home.

A basement
Double garage in a row
Air-conditioned
Cellar

ENERGY CLASS: C / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,980 and EUR2,730.

## **Summary**

Property type: House Bedrooms: 4
Bathrooms 1

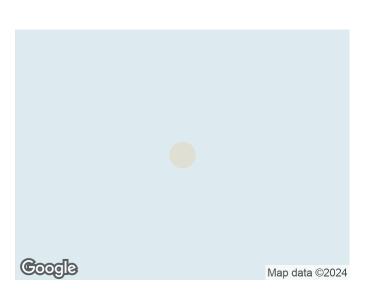
Price €695,000

## **Key Information**

Year Built: 1950
Internal Area: 156 sqm
Land Area: 0.09 ha
Has a Garden Yes
Swimming Pool? Yes

# **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