

[Click to view MFH-EAL6911-1](#)

## Loft in a former wallpaper factory

**Decines Charpieu , Rhône , Auvergne-Rhône-Alpes**



# €299,000

inc. of agency fees

2 Beds

92 sqm

In Décines, this Loft-type apartment (92.00sqm Carrez) on two levels has all the advantages of a detached house with a private terrace and two parking spaces. The entrance with dressing room opens onto...

### At a Glance

**Reference** MFH-EAL6911-1

**Near to** Decines Charpieu

**Price** €299,000

**Bed** 2

**Pool** No

**Hab.Space** 92 sqm

**Land Tax** N/A

### Property Description

In Décines, this Loft-type apartment (92.00sqm Carrez) on two levels has all the advantages of a detached house with a private terrace and two parking spaces. The entrance with dressing room opens onto a bright living room, thanks to its bay window and composed of an equipped kitchen open to a dining room, living room which continues into a private terrace on sunny days for a moment family or friends. On the ground floor there is a laundry room, a bathroom with shower and a toilet. Independent amenities, nicely tiled, with hand basin complete the level. A suspended metal staircase leads us to the sleeping area with two large

bedrooms, with roof window, one of which has a storage cupboard. Outdoor parking, secured by a gate, reserves two parking spaces. The profile of the detached house with exterior in a closed condominium, near the Grand Large, gives this apartment a real charming location. ENERGY CLASS: C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021, as of January 1: between EUR570 and EUR820 Additional information : - Air conditioning in living rooms, - Private terrace, - Gate, - Condominium charges: EUR131/quarter, - Land tax 2023: EUR944 BUS: 16, "Champ Blanc" stop 5 minutes walk, 79, "Décines" stop Accacias", 8 minutes by foot, Z13, "Bruyères" stop 10 minutes by foot or 2 minutes by car, 67, "Décines Gare" stop 5 minutes by car, TRAM: "Décines Gare" stop 5 minutes by car, Proximity: Center aquatic Camille Muffat, Sports park, Schools, Le Toboggan cultural hall, Grand Large 10 minutes away Condominiums of 12 units (Not subject to non-payment).

## Summary

Property type:	Apartment
Bedrooms:	2
Price	€299,000

## Key Information

Internal Area:	92 sqm
Has a Garden	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