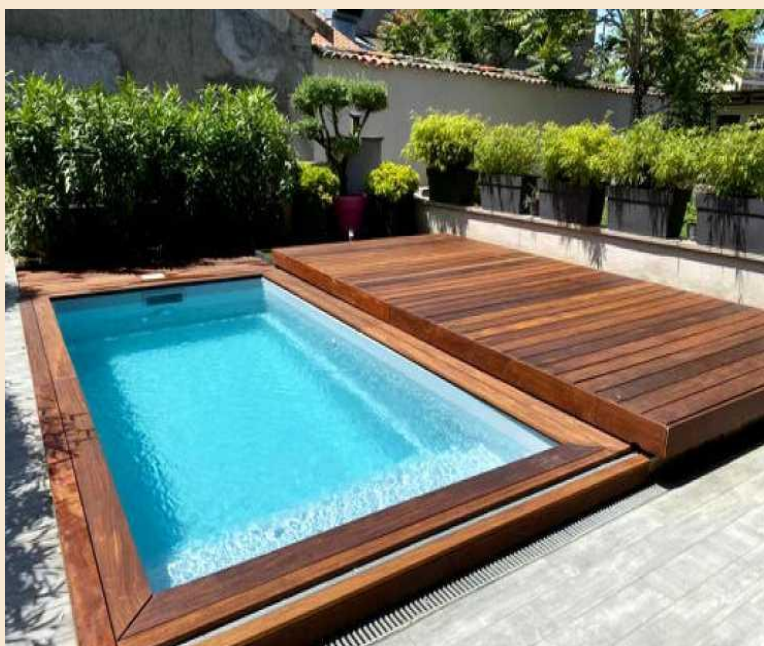


[Click to view MFH-EAL5439-4](#)

Duplex loft with garden and swimming pool

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



€649,000

inc. of agency fees

3 Beds 1 Baths 150 sqm

It is in Villeurbanne, close to all amenities and the round square of Montchat, that this renovated 150sqm loft with garden and swimming pool resulting from a beautiful rehabilitation is hidden away from...

At a Glance

Reference MFH-EAL5439-4

Bed 3

Near to Villeurbanne

Bath 1

Pool No

Price €649,000

Hab.Space 150 sqm

Land Tax N/A

Property Description

It is in Villeurbanne, close to all amenities and the round square of Montchat, that this renovated 150sqm loft with garden and swimming pool resulting from a beautiful rehabilitation is hidden away from the hustle and bustle of the city. The first level serves a magnificent spacious living room where the shed roof bears witness to its industrial past. A fitted American kitchen faces the living room and dining room. In a perfect extension, a garden of approximately 70sqm with swimming pool (4.5*2.2) allows you to imagine moments of conviviality and sharing. The ground floor also consists of a pantry/laundry room area and a WC. Access to

the second level is via a beautiful iron staircase. It is entirely devoted to the sleeping area enhanced by an overhead glass walkway. This includes a master bedroom with dressing room, 2 children's bedrooms, and an office space. An independent bathroom (with shower and bathtub) and a toilet complete this level.

Characterized by its volumes, its unstructured spaces and its beautiful materials, this loft with terrace has been tastefully designed. The calm and outdoor space are undoubtedly the assets of this exceptional loft. 2 private parking spaces. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,310 and EUR1,810

Condominiums of 5 units (No proceedings in progress).

Annual expenses : 1388 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€649,000

Key Information

Internal Area:	150 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