

[Click to view MFH-EAL7860](#)

House with swimming pool

Rillieux La Pape , Rhône , Auvergne-Rhône-Alpes



€650,000

inc. of agency fees

4 Beds 1 Baths 130 sqm 0.08 ha

Discover this 1960s villa, completely renovated by an interior designer, offering luxury services and a refined combination of materials. Located in the peaceful and popular area of La Roue, in Rillieux...

At a Glance

Reference	MFH-EAL7860	Near to	Rillieux La Pape	Price	€650,000
Bed	4	Bath	1	Hab.Space	130 sqm
Land	0.08 ha	Pool	Yes	Land Tax	N/A

Property Description

Discover this 1960s villa, completely renovated by an interior designer, offering luxury services and a refined combination of materials. Located in the peaceful and popular area of La Roue, in Rillieux Village, this residence is on a small residential street just a few minutes' walk from amenities, schools and transport. As soon as you enter, you will be seduced by the charm of this house. The ground floor reveals an elegant master suite with dressing room and private bathroom. A second bedroom, which can also be used as an office space, is added to this level, as well as a laundry room, a separate toilet and a small modular garage, ideal for

setting up a workshop or parking motorcycles and bicycles. A beautiful staircase leads you to the upper floor, where the living room bathed in light thanks to its large openings invites you to relax. The open kitchen, fully fitted and equipped, opens onto a large sliding bay window giving access to a superb terrace. The custom-made furniture cleverly conceals access to the sleeping area, where there are two additional bedrooms, a magnificent bathroom with a walk-in shower, and a separate toilet. Outside, a landscaped plot of 840 sqm awaits you, with its various relaxation areas. The heated swimming pool promises delicious moments of swimming, while the charming outdoor kitchen invites you to convivial meals, perfect for enjoying the sweetness of life in complete serenity. This villa offers major assets such as a complete quality renovation, exterior insulation and an ideal location close to all amenities. A true haven of peace combining modern comfort and timeless character. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR1,520 and EUR2,150

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€650,000

Key Information

Year Built:	1960
Internal Area:	130 sqm
Land Area:	0.08 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