

[Click to view MFH-EAL7830](#)

Renovated house in the center of Miribel

Miribel , Ain , Auvergne-Rhône-Alpes



€649,900

inc. of agency fees

3 Beds 2 Baths 242 sqm 0.03 ha

Located close to all amenities, this house, which benefited from an architect's renovation in 2022, is located on a small street in the town of Miribel reserved for local residents. Its ideal location...

At a Glance

Reference	MFH-EAL7830	Near to	Miribel	Price	€649,900
Bed	3	Bath	2	Hab.Space	242 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Located close to all amenities, this house, which benefited from an architect's renovation in 2022, is located on a small street in the town of Miribel reserved for local residents. Its ideal location allows you to reach the train station in 3 minutes, the Miribel park in 5 minutes on foot and access to the Part Dieu train station in 10 minutes by train. Once past the entrance, a large living room of 72 m² bathed in light with an open kitchen is revealed. This gives access to the 300 m² garden carefully planted with trees, with a spacious 47m² terrace. This floor also has a laundry area, plenty of storage space and access to the garage. A beautiful metal

staircase leads to a hallway of over 20m² which distributes 2 suites each comprising a toilet as well as a shower room and a bathroom respectively. The last level is served by 2 staircases made of metal and glass, materials that give it a resolutely contemporary look. This last level has a last bedroom with shower room as well as a charming open space that could easily serve as an office or spare bedroom. The careful renovation, the development possibilities, the charm and the location of this house make it a property to see in this sector.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2022: between EUR1,330 and EUR1,860

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€649,900

Key Information

Internal Area:	242 sqm
Land Area:	0.03 ha
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