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## Golden stone house with great potential

Theize , Rhône , Auvergne-Rhône-Alpes



# €455,000

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.11 ha

Located in the commune of Theizé, in a small peaceful hamlet, this golden stone house offers beautiful volumes on a plot of 1,147 sqm. The property is divided into three parts: - The first part is a 70...

### At a Glance

<b>Reference</b>	MFH-EAL7986	<b>Near to</b>	Theize	<b>Price</b>	€455,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the commune of Theizé, in a small peaceful hamlet, this golden stone house offers beautiful volumes on a plot of 1,147 sqm.

The property is divided into three parts:

- The first part is a 70 sqm dwelling, currently rented, comprising two bedrooms.
- The second part is a 100 sqm dwelling, to be completely renovated.

- The third part consists of 200 sqm of outbuildings, to be fitted out according to your needs. Two vaulted cellars, each 40 sqm, complete the whole.

Lease until 08/29/2025

DPE in progress

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€455,000

## Key Information

Internal Area:	170 sqm
Land Area:	0.11 ha

## Location: Auvergne-Rhône-Alpes



## Gallery





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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.

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or email us at **bonjour@my-french-house.com**.

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## 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.

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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.

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