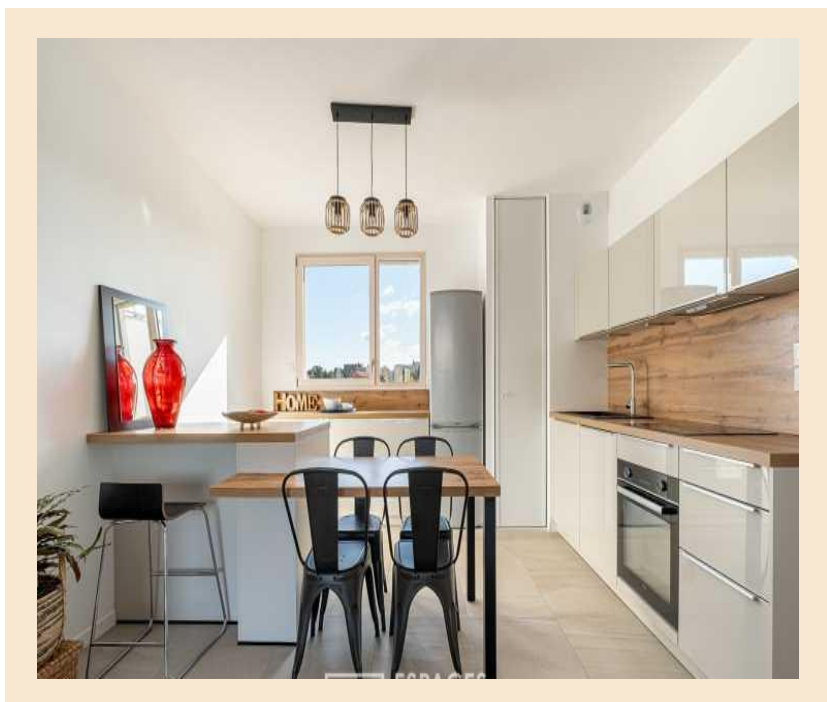


[Click to view MFH-EAL7824-1](#)

## Beautiful apartment with loggia in Montchat

Lyon , Rhône , Auvergne-Rhône-Alpes



# €395,000

inc. of agency fees

2 Beds

1 Baths

64 sqm

A stone's throw from the Metro "D", in the Monchat district, this apartment with loggia, is located on the 4th floor with elevator of a new building from 2024 and benefits from an unobstructed view....

### At a Glance

Reference MFH-EAL7824-1

Bed 2

Near to Lyon

Bath 1

Pool No

Price €395,000

Hab.Space 64 sqm

Land Tax N/A

### Property Description

A stone's throw from the Metro "D", in the Monchat district, this apartment with loggia, is located on the 4th floor with elevator of a new building from 2024 and benefits from an unobstructed view. An entrance with mirrored dressing room distributes all the rooms of the property including a pleasant living room, facing East, composed of a kitchen equipped with a central island and open, on a living room which continues in a loggia nicely decorated wood where there is a summer lounge. The night area offers two beautiful parquet-floored bedrooms with storage and dressing rooms which share a bathroom, double sinks, equipped with a

towel dryer. Independent PMR toilets with hand basin, allow the installation of a washing machine. Careful decoration and harmony of colors and materials set the tone of this property ideally located near the Hospitals district in a secure residence. Property subject to the status of the co-ownership: 54 lots, including 27 residential lots PMR standards for the property Bicycle storage room within the residence ENERGY CLASS: B - CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR512 and EUR692 (Diagnostics established on 12/18/2023)  
Condominiums of 54 units (No proceedings in progress).

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	1
Price	€395,000

## Key Information

Year Built:	2021
Internal Area:	64 sqm
Property Features:	
• Balcony:	1

## 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