

[Click to view MFH-EAL7988](#)

## Character house in the center of Chasselay

Chasselay , Rhône , Auvergne-Rhône-Alpes



# €675,000

inc. of agency fees

4 Beds   2 Baths   165 sqm   0.03 ha

Nestled in the heart of the village of Chasselay, this 165 sqm house seduces with its character and its western exposure. Spread over two levels, it combines the charm of the old with modern comfort thanks...

### At a Glance

<b>Reference</b>	MFH-EAL7988	<b>Near to</b>	Chasselay	<b>Price</b>	€675,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	165 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Nestled in the heart of the village of Chasselay, this 165 sqm house seduces with its character and its western exposure.

Spread over two levels, it combines the charm of the old with modern comfort thanks to a quality renovation. The ground floor highlights a vast living space. Past the practical entrance with its numerous storage spaces, the living room, the dining room and the open kitchen are in an open space of approximately 60 sqm.

A bay window provides access to a beautiful shaded terrace, which becomes a real additional room on sunny days. A storeroom and toilet complete this level. Upstairs is the sleeping area, comprising three bedrooms that share a bathroom with shower, as well as a spacious master suite with bathroom, dressing room and office.

Outside, the enclosed garden, sheltered from view, creates a real cocoon where you can enjoy the calm of this residential area.

Outbuildings house a workshop, a cellar and the laundry room.

Benefiting from an ideal location, close to all amenities, and having been carefully renovated, this house will delight a family looking for peace and practicality.

**ENERGY CLASS: D / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR1,560 and EUR2,160

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€675,000

## Key Information

Year Built:	1800
Internal Area:	165 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