

[Click to view MFH-EAL8182](#)

Duplex with garden in an old 17th century building

Fontaines Sur Saone , Rhône , Auvergne-Rhône-Alpes



€299,000

inc. of agency fees

3 Beds 113 sqm 0.01 ha

Located in Fleurieu-sur-Saône, in a green setting and a few minutes from the banks of the Saône, this renovated 113 sqm duplex (81 sqm Carrez law) is located on the second and top floor of an old 17th...

At a Glance

Reference	MFH-EAL8182	Near to	Fontaines Sur Saone	Price	€299,000
Bed	3	Pool	No	Hab.Space	113 sqm
Land	0.01 ha			Land Tax	N/A

Property Description

Located in Fleurieu-sur-Saône, in a green setting and a few minutes from the banks of the Saône, this renovated 113 sqm duplex (81 sqm Carrez law) is located on the second and top floor of an old 17th century building. It also benefits from a private 100 sqm garden.

From the entrance, a corridor leads to a first living room entirely open to nature, offering a clear view of the Saône valley. This space is extended by a second library lounge that can also be used as an office or even a first bedroom.

A fully equipped independent kitchen, a second bedroom and two bathrooms complete this level. A wooden staircase leads to a third attic bedroom, lit by a roof window.

The character of the old, combined with a careful renovation, the view and the bucolic garden are undoubtedly the assets of this property.

A 100sqm garden with shed.

Two parking spaces.

A cellar.

ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: Between EUR1,270 and EUR1,770.

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1336 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€299,000

Key Information

Year Built:	1700
Internal Area:	113 sqm
Land Area:	0.01 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