**Click to view MFH-EAL8137** 

## Loft-style apartment with large terrace

Villefranche Sur Saone, Rhône, Auvergne-Rhône-Alpes



€449,000

inc. of agency fees

**4** Beds **1** Baths **106.66** sqm **0.01** ha

Located less than a 2-minute walk from Place du Promenoir, this apartment of approximately 107 sqm, with a resolutely modern spirit, will seduce you with the quality of its services. The interior space,...

### At a Glance

**Reference** MFH-EAL8137

Bed 4

**Land** 0.01 ha

Near to Villefranche Sur Saone

Bath 1

Pool No

**Price** €449,000

Hab.Space 106.66 sqm

Land Tax N/A

## **Property Description**

Located less than a 2-minute walk from Place du Promenoir, this apartment of approximately 107 sqm, with a resolutely modern spirit, will seduce you with the quality of its services.

The interior space, elegant and functional, consists of a beautiful and bright living room that harmonizes with the fully equipped kitchen. A corridor leads to the night area, composed of three bedrooms, a bathroom, a

separate toilet, as well as a laundry room. A fourth bedroom with shower room completes the comfort of this living space.

A 70 sqm terrace, accessible from the bay window of the living room and two bedrooms, will allow you to enjoy pleasant moments in the open air.

Ideally located close to all shops, schools, public transport and quick access to the motorway, this quiet apartment benefits from a peaceful environment. It also includes two parking spaces.

Property subject to co-ownership status: 3 lots including 3 residential lots

Estimated annual charges: EUR1,000

No procedure in progress

ENERGY CLASS: / CLIMATE CLASS:

Condominiums of 3 units (No proceedings in progress).

Annual expenses: 1000 euros.

# Summary

Property type: Apartment

Bedrooms: 4
Bathrooms 1

Price €449,000

# **Key Information**

Internal Area: 106.66 sqm Land Area: 0.01 ha Has a Garden Yes

# **Location: Auvergne-Rhône-Alpes**



# Gallery











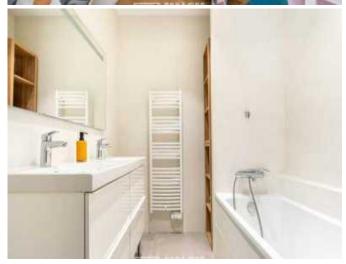
















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved