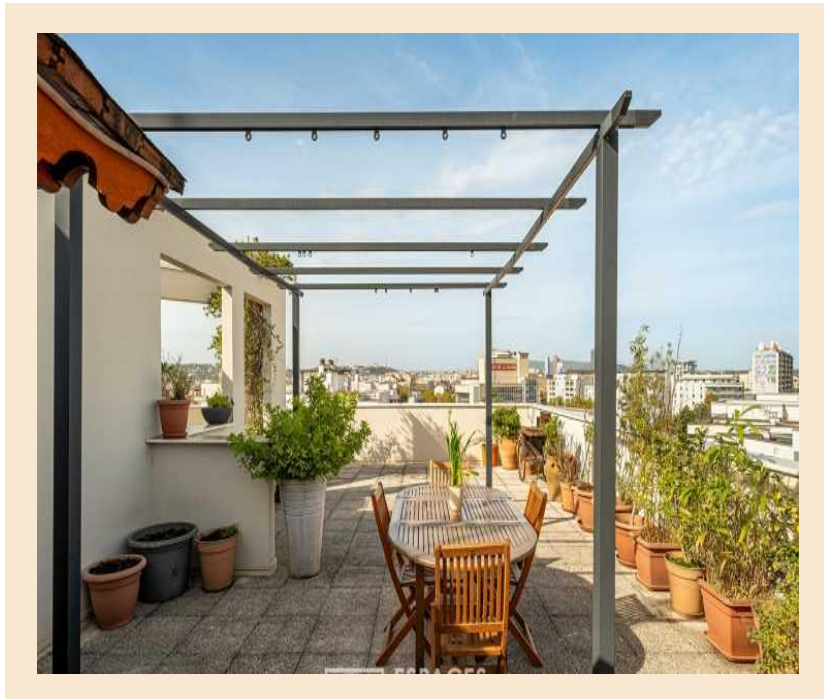


[Click to view MFH-EAL8190-1](#)

Attic and breathtaking view in the 8th Lyon , Rhône , Auvergne-Rhône-Alpes



€530,000

inc. of agency fees

3 Beds

99 sqm

It is in the heart of the 8th arrondissement that takes place, on the 8th and last floor of a building with elevator, this apartment with private landing and its 100sqm of terraces, offering a clear and...

At a Glance

Reference MFH-EAL8190-1

Near to Lyon

Price €530,000

Bed 3

Pool No

Hab.Space 99 sqm

Land Tax N/A

Property Description

It is in the heart of the 8th arrondissement that takes place, on the 8th and last floor of a building with elevator, this apartment with private landing and its 100sqm of terraces, offering a clear and breathtaking view of Fourvière, without any vis-à-vis.

Terrace and hallway arrange the entrance, which opens onto a beautiful bright living room, composed of a living room and a semi-open equipped kitchen, with direct access to the terrace.

On beautiful sunny days, the living rooms extend into summer terraces, decorated with a planted pond.

The sleeping area, quiet, offers three bedrooms, each with a wall-mounted dressing room. The master suite benefits from a private bathroom, while the other two bedrooms share a bathroom/laundry room with a window.

A separate toilet completes this property.

Parking is organized in the basement with a parking space included.

It should be noted that there is the possibility of acquiring a second parking space in addition.

A cellar completes the whole.

deally located a stone's throw from the Tramway, in a dynamic district, this property offers many development assets, with a real outdoor living space combined with the benefit of an urban setting.

Property subject to the status of co-ownership: 247 lots, including 88 main lots

ENERGY CLASS: D - CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed for the years 2021, 2022, 2023 (subscriptions included) between EUR1,860 and EUR2,580 (Diagnostics established on 08/08/2024)

Additional information: - reversible heat pump in all rooms,

-

Condominiums of 247 units (No proceedings in progress).

Annual expenses : 1916.76 euros.

Summary

| | |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms: | 3 |
| Price | €530,000 |

Key Information

| | |
|----------------|--------|
| Year Built: | 1991 |
| Internal Area: | 99 sqm |

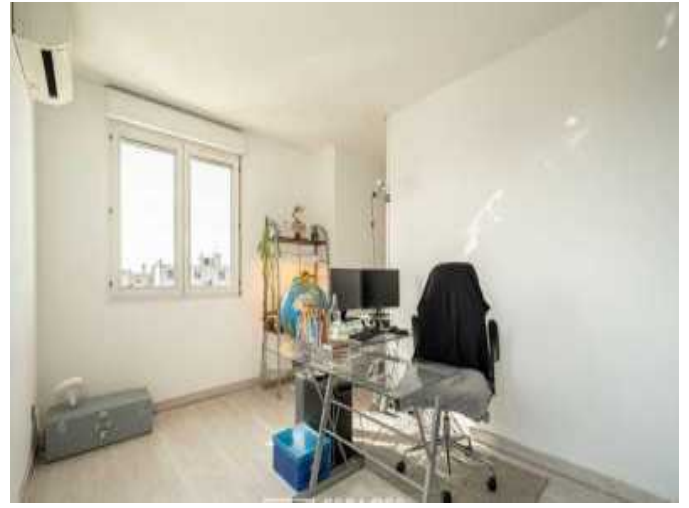
Location: Auvergne-Rhône-Alpes



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