

# Canut duplex with view close to Place du Commandant Arnaud

Lyon, Rhône, Auvergne-Rhône-Alpes





Quiet and bright, this 132sqm canut apartment (77sqm carrez) is ideally located in Lyon 4th, in the heart of Croix Rousse, near the Place du Commandant Arnaud, its shops and its neighborhood life. After...

#### At a Glance

Reference	MFH-EAL8366
Bed	4

Near toLyonPoolNo

Price€430,000Hab.Space132 sqmLand TaxN/A

#### **Property Description**

Quiet and bright, this 132sqm canut apartment (77sqm carrez) is ideally located in Lyon 4th, in the heart of Croix Rousse, near the Place du Commandant Arnaud, its shops and its neighborhood life. After crossing the entrance hall, fitted with cupboards, and equipped with a separate toilet, the living space is lit by four large windows, consists of a large living room under a magnificent French ceiling and an independent kitchen. A

bathroom and a first bedroom complete this level. A staircase leads upstairs where a corridor serves two bedrooms, an office, a bathroom and a toilet. The location, the volumes and the unobstructed view are the assets of this authentic canut. Subject to the status of the co-ownership: 8 lots - annual charges EUR1080. Possibility of buying a closed box nearby. ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2024: between EUR1,360 and EUR1,870 -

Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1080 euros.

# Summary

Property type: Bedrooms: Price

Apartment 4 €430,000

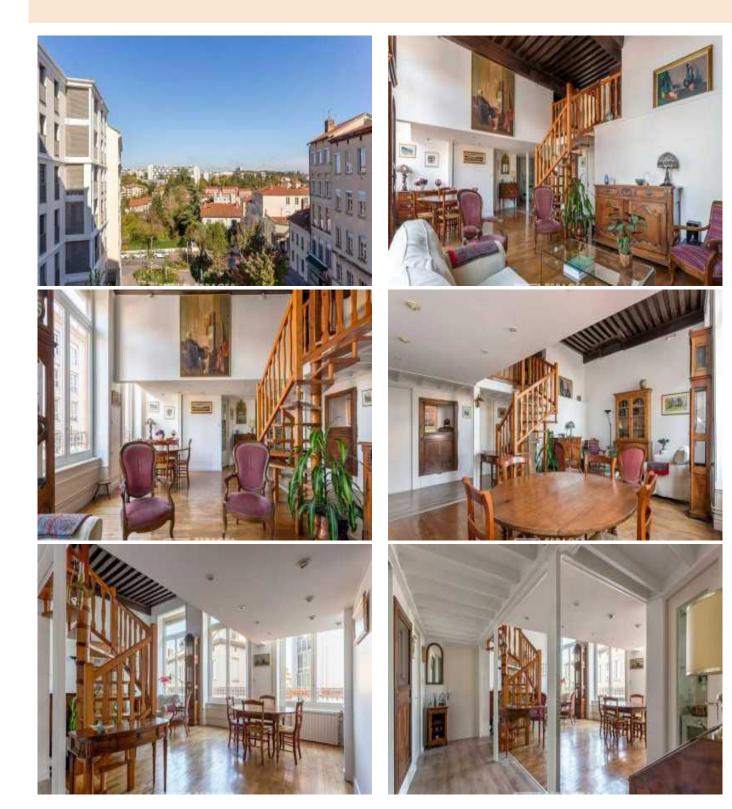
### **Key Information** Internal Area:

132 sqm

# Location: Auvergne-Rhône-Alpes



# Gallery





THE SUNDAY TIMES A Place Sun France The Sunday Telegraph property Daily Mail yorkshire Post FRENCH

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 myfrench-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