

## House to renovate

Trevoux , Ain , Auvergne-Rhône-Alpes



**€230,000**

inc. of agency fees

3 Beds   1 Baths   100 sqm   0.05 ha

House of 100 sqm on a plot of 479 sqm, located on the heights of Trévoux, offering absolute calm. On the ground floor, you will find a bright living room with double exposure, a kitchen and toilets. The...

### At a Glance

<b>Reference</b>	MFH-EAL7177	<b>Near to</b>	Trevoux	<b>Price</b>	€230,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	100 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

House of 100 sqm on a plot of 479 sqm, located on the heights of Trévoux, offering absolute calm.

On the ground floor, you will find a bright living room with double exposure, a kitchen and toilets.

The first floor consists of three bedrooms, a bathroom and a terrace. This character house, built in the 1950s, is distinguished by a beautiful high ceiling and solid floors upstairs.

A garage and a cellar complete this property, offering considerable potential after work.

Don't miss this unique opportunity to create the house of your dreams.

Estimated work: EUR200,000

ENERGY CLASS: G / CLIMATE CLASS: G Estimated average amount of annual energy expenditure for standard use, based on 2021 energy prices: between EUR4,120 and EUR5,630

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€230,000

## Key Information

Year Built:	1950
Internal Area:	100 sqm
Land Area:	0.05 ha

## Location: Auvergne-Rhône-Alpes



## Gallery





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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.

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or email us at **bonjour@my-french-house.com**.

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## 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.

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