

[Click to view MFH-EAL8352](#)

Top floor duplex with terrace

Villeurbanne , Rhône , Auvergne-Rhône-Alpes



€497,000

inc. of agency fees

4 Beds

1 Baths

119 sqm

Located in Villeurbanne, a stone's throw from Lyon 3rd, the Place Ronde de Montchat and the Parc Bazin, this 119sqm Carrez duplex apartment with terrace is nestled on the first and last floor of a peaceful...

At a Glance

Reference MFH-EAL8352

Bed 4

Near to Villeurbanne

Bath 1

Pool No

Price €497,000

Hab.Space 119 sqm

Land Tax N/A

Property Description

Located in Villeurbanne, a stone's throw from Lyon 3rd, the Place Ronde de Montchat and the Parc Bazin, this 119sqm Carrez duplex apartment with terrace is nestled on the first and last floor of a peaceful condominium. From the entrance, the large living room is a real space of conviviality, bathed in light thanks to its large openings. The open kitchen blends harmoniously into the living room, offering an ideal setting for moments of sharing. This living space gives access to a magnificent 33 sqm terrace, decorated with a bioclimatic pergola, ideal for enjoying moments of relaxation according to the seasons. It is upstairs, in a

quiet area that the sleeping area is located, comprising four bedrooms, a bathroom and a laundry area. A toilet on each floor completes the whole. This rare property in the area offers many advantages, including its terrace which will offer moments of conviviality and sharing, its calm and its brightness, as well as its location close to all amenities. ENERGY CLASS: D / CLIMATE CLASS: D

Summary

| | |
|----------------|-----------|
| Property type: | Apartment |
| Bedrooms: | 4 |
| Bathrooms | 1 |
| Price | €497,000 |

Key Information

| | |
|----------------|---------|
| Year Built: | 1999 |
| Internal Area: | 119 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