

[Click to view MFH-EAL4192el-5](#)

1850 House With Contemporary Extension And Swimming Pool

Caluire Et Cuire , Rhône , Auvergne-Rhône-Alpes



€680,000

inc. of agency fees

4 Beds 2 Baths 155 sqm 0.08 ha

Located at the end of a cul-de-sac, quiet and not overlooked, this 1850 house benefits from an extension project allowing the development of a total surface area of 198sqm (currently 138sqm) by combining...

At a Glance

Reference	MFH-EAL4192el-5	Near to	Caluire Et Cuire	Price	€680,000
Bed	4	Bath	2	Hab.Space	155 sqm
Land	0.08 ha	Pool	Yes	Land Tax	N/A

Property Description

Located at the end of a cul-de-sac, quiet and not overlooked, this 1850 house benefits from an extension project allowing the development of a total surface area of 198sqm (currently 138sqm) by combining contemporary architecture with the charm of the old one. After carrying out the rehabilitation of this house, the main level will accommodate a living room of 71sqm, a first bedroom with bathroom and a laundry

room. All giving access to a beautiful 30sqm terrace and a wooded garden with swimming pool. The upper floor could be made up of five additional bedrooms, an office/TV lounge area and four bathrooms. A 46sqm cellar will complete this property. 4mx10m swimming pool. Addition. The calm, brightness and privileged environment are the undeniable assets of this project.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€680,000

Key Information

Year Built:	1850
Internal Area:	155 sqm
Land Area:	0.08 ha
Has a Garden	Yes
Swimming Pool?	Yes

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