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## Magnificent Freycinet barge in the heart of Lyon

Lyon , Rhône , Auvergne-Rhône-Alpes



# €549,000

inc. of agency fees

5 Beds

1 Baths

195 sqm

Moored on Quai Rambaud, in the second arrondissement of Lyon, this Freycinet-type barge is a unique and unique place to live, completely redesigned, a few steps from the city center. The boat measures...

### At a Glance

<b>Reference</b>	MFH-EAL4308EL-14	<b>Near to</b>	Lyon	<b>Price</b>	€549,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	195 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Moored on Quai Rambaud, in the second arrondissement of Lyon, this Freycinet-type barge is a unique and unique place to live, completely redesigned, a few steps from the city center.

The boat measures 39 meters long by 5 meters wide and includes a living area of 195m<sup>2</sup> spread over two

levels.

The main living space consists of a living room with generous volumes, a fitted and equipped kitchen, four bedrooms, two of which have their own bathroom, a shower room and an individual toilet. .

The wheelhouse located at the front of the boat offers us a completely independent space, with its own access. Charming and comfortable, it includes a bedroom, a fully equipped kitchen and a bathroom.

Finally, the upper deck invites us to relax by offering us an additional living room of 40m<sup>2</sup> bathed in light and opening onto a spacious terrace from where you will enjoy a clear view of the Saône.

Completely rehabilitated, the services offered by this barge give it a certain charm that lovers of an extraordinary habitat will appreciate.

Short-term rental activity (120 days maximum) is authorized by the VNF The barge is sold with two parking spaces

COT: EUR5,184 / Year (2023) Floating establishment certificate: 2020!

No notary fees!

The barge is not real estate and does not enter into the calculation of the IFI

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€549,000

## Key Information

Year Built:	1929
Internal Area:	195 sqm

## Location: Auvergne-Rhône-Alpes



## Gallery







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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.

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**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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