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## House with garden to renovate

Sainte Foy Les Lyon , Rhône , Auvergne-Rhône-Alpes



# €750,000

inc. of agency fees

3 Beds   1 Baths   144 sqm   0.12 ha

Located in the highly sought-after town of Sainte-Foy-Lès-Lyon, this house will offer more than 140sqm on two levels. Built on a plot of 1150sqm, it is a real blank page to write. The ground floor will...

### At a Glance

<b>Reference</b>	MFH-EAL7282-2	<b>Near to</b>	Sainte Foy Les Lyon	<b>Price</b>	€750,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	144 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the highly sought-after town of Sainte-Foy-Lès-Lyon, this house will offer more than 140sqm on two levels. Built on a plot of 1150sqm, it is a real blank page to write.

The ground floor will be able to offer the living rooms in the extension and will keep the garages on the existing part. The first floor could be composed of 4 bedrooms including a master suite.

We support you in this renovation project which could make this house a property with a high energy rating.

ENERGY CLASS: G / CLIMATE CLASS: G Estimated average amount of annual energy expenditure for standard use, established from January 2021 prices: between EUR2,360 and EUR3,240

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€750,000

## Key Information

Year Built:	1963
Internal Area:	144 sqm
Land Area:	0.12 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery



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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.

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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.

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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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