

[Click to view MFH-EAL8795](#)

## Duplex and terrace in Monplaisir

Lyon , Rhône , Auvergne-Rhône-Alpes



**€765,000**

inc. of agency fees

3 Beds

135 sqm

Located in the heart of the Monplaisir district and the Avenue des Frères Lumières, this 135sqm apartment is located on the top floor of a six-story residential building with an elevator. The entrance...

### At a Glance

**Reference** MFH-EAL8795

**Near to** Lyon

**Price** €765,000

**Bed** 3

**Pool** No

**Hab.Space** 135 sqm

**Land Tax** N/A

### Property Description

Located in the heart of the Monplaisir district and the Avenue des Frères Lumières, this 135sqm apartment is located on the top floor of a six-story residential building with an elevator. The entrance leads to a modern, independent, equipped kitchen on either side before offering a warm living room with high ceilings and direct access to a sky terrace. The night area already consists of two beautiful bedrooms that share a bathroom. A large laundry room / storeroom with window completes this level. A wooden staircase takes us upstairs to an open 21sqm room that currently offers space for the piano, workshop and office but could

easily be redesigned into an additional bedroom with bathroom if necessary. A spacious master suite with bathroom closes the night area. A cellar completes the ensemble. A garage in the basement organizes parking. Property subject to the status of co-ownership: 146 lots, including 84 residential lots ENERGY CLASS: D - CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR1,590 and EUR2,210 (Diagnostics established on 07/05/2022) -

Condominiums of 146 units (No proceedings in progress).

Annual expenses : 2816.27 euros.

## Summary

Property type:	Apartment
Bedrooms:	3
Price	€765,000

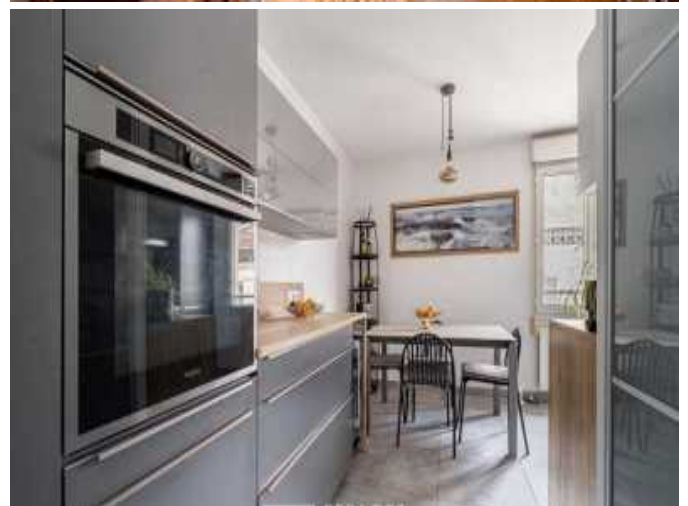
## Key Information

Year Built:	1996
Internal Area:	135 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