

[Click to view MFH-EAL8694_LYON](#)

Charming house

Lyon , Rhône , Auvergne-Rhône-Alpes



€500,000

inc. of agency fees

4 Beds 1 Baths 150 sqm 0.02 ha

In a small street in the Moulin à vent area, ten minutes' walk from the tram and only twenty minutes by bike via a cycle path to Place Bellecour, a 150 m2 house, completely renovated, sits on a 210 m2...

At a Glance

Reference MFH-EAL8694_LYON

Bed 4

Land 0.02 ha

Near to Lyon

Bath 1

Pool Yes

Price €500,000

Hab.Space 150 sqm

Land Tax N/A

Property Description

In a small street in the Moulin à vent area, ten minutes' walk from the tram and only twenty minutes by bike via a cycle path to Place Bellecour, a 150 m2 house, completely renovated, sits on a 210 m2 plot.

The entrance opens onto a large living room with an open kitchen of 50 m2 bathed in light thanks to a through exposure and beautiful openings. The upper floor has two bedrooms, one of which is 20 m2

(possibility of partitioning to have an additional bedroom), the second is a master suite with a bathroom with shower and bathtub.

A bathroom and toilets complete this level.

The top level, carefully designed, offers a cozy bedroom with storage space, as well as a bathroom. The semi-basement has a bedroom with windows and a laundry room.

The carefully landscaped garden offers several spaces with the terrace around a heated salt water swimming pool as well as a green space, hosting a small pool room and storage.

A recent complete renovation in a charming house, proximity to the city of Lyon as well as a pleasant garden are among the many assets of this house. Public and private schools, colleges and high schools nearby.

Transport side: - C12 connecting Place Bellecour in just 30 minutes via Jean Macé - T6 Beauvisage - Pressensé stop 10 minutes on foot. - Lyon 7 Gerland accessible 10 minutes by bike. Shops: In the immediate vicinity: Bakeries, Superette, tobacconist Grand Parilly: IKEA, Carrefour, Leroy Merlin accessible five minutes by car. Windmill: Super U, Market on Thursday and Friday. DPE: / GES:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€500,000

Key Information

Year Built:	1920
Internal Area:	150 sqm
Land Area:	0.02 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