

[Click to view MFH-EAL8218-5](#)

Beautiful fully renovated duplex with terrace a few minutes walk from...

Lyon , Rhône , Auvergne-Rhône-Alpes



€629,000

inc. of agency fees

3 Beds

117 sqm

This magnificent 117m2 duplex (101m2 carrez) renovated in 2021 by an interior designer benefits from a beautiful 26m2 terrace and is located on the 1st...

At a Glance

Reference MFH-EAL8218-5

Bed 3

Near to Lyon

Pool No

Price €629,000

Hab.Space 117 sqm

Land Tax N/A

Property Description

This magnificent 117m2 duplex (101m2 carrez) renovated in 2021 by an interior designer benefits from a beautiful 26m2 terrace and is located on the 1st and top floor of a house from the beginning of the 20th century, only a few minutes walk from the center of Point du Jour.

The entrance opens directly onto a beautiful, bright 55m² living space, consisting of a living room, a dining room and an open kitchen fully equipped and fitted with modern materials. As an extension of this living space, there is access to a beautiful 26m² terrace facing west overlooking the garden of the condominium. This first level also offers two large bedrooms, each with a custom-made closet, one of which has its own bathroom and access to the terrace, this level is completed with a laundry room and a toilet.

Access to the second level is via a contemporary staircase where there is a beautiful, intimate and warm third bedroom with its dressing room and its bathroom with toilet. The character of the old with its fireplace, the quality of renovation, the level of service and the privileged location make this apartment a real favorite. - Free parking - gas heating - solid oak parquet

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR1,330 and EUR1,860.

-

Condominiums of 4 units (No proceedings in progress).

Annual expenses : 720 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Price	€629,000

Key Information

Year Built:	1926
Internal Area:	117 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