

[Click to view MFH-EAL9537](#)

House with pool and view

Couzon Au Mont D Or , Rhône , Auvergne-Rhône-Alpes



€570,000

inc. of agency fees

4 Beds 1 Baths 153 sqm 0.11 ha

Located on the heights of Couzon-au-Mont-d'Or, this chalet-style house of 132 sqm, built on a plot of 1,146 sqm, offers a breathtaking view of the Saône valley. The entrance opens onto a large and bright...

At a Glance

Reference	MFH-EAL9537	Near to	Couzon Au Mont D Or	Price	€570,000
Bed	4	Bath	1	Hab.Space	153 sqm
Land	0.11 ha	Pool	No	Land Tax	N/A

Property Description

Located on the heights of Couzon-au-Mont-d'Or, this chalet-style house of 132 sqm, built on a plot of 1,146 sqm, offers a breathtaking view of the Saône valley.

The entrance opens onto a large and bright living room of 44 sqm, where the equipped kitchen, open to the living room, creates a friendly atmosphere. This space is extended by a wooden terrace of 25 sqm, giving

direct access to the swimming pool.

A flight of steps leads to a first bedroom as well as a bathroom where the wood brings a warm touch. A wooden staircase leads to the sleeping area dedicated to children, composed of two beautiful bedrooms.

On the lower level, a separate entrance leads to a TV lounge, which can be used as an additional bedroom, as well as a dressing room and a private bathroom.

The chalet spirit, the calm and the exceptional view are the major assets of this house.

A 21sqm office in the annex.

Heated swimming pool 6 x 3 with salt.

A closed garage.

ENERGY CLASS: E / CLIMATE CLASS: B

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,670 and EUR3,640 (subscription included)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€570,000

Key Information

Year Built:	1980
Internal Area:	153 sqm
Land Area:	0.11 ha
Has a Garden	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