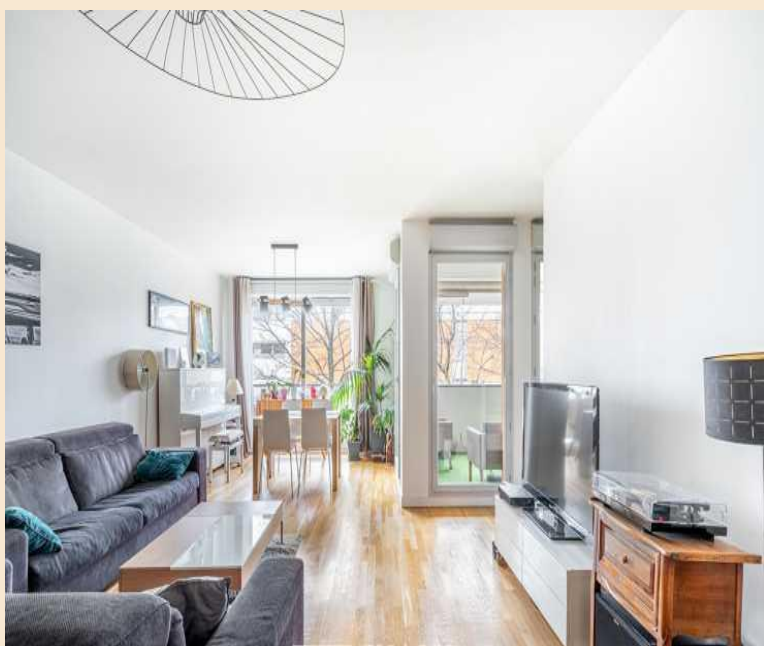


[Click to view MFH-EAL9245-1](#)

Contemporary apartment with terrace near Monplaisir

Lyon , Rhône , Auvergne-Rhône-Alpes



€685,000

inc. of agency fees

4 Beds

114 sqm

Located in Lyon 3 and close to Monplaisir, in a quiet modern residence, this 116 sqm apartment with a 12 sqm west-facing terrace offers a privileged living...

At a Glance

Reference MFH-EAL9245-1

Bed 4

Near to Lyon

Pool No

Price €685,000

Hab.Space 114 sqm

Land Tax N/A

Property Description

Located in Lyon 3 and close to Monplaisir, in a quiet modern residence, this 116 sqm apartment with a 12 sqm west-facing terrace offers a privileged living environment. The generous volumes and careful design of this space have been designed with harmony, modernity and functionality in mind. The quality and choice of materials are evidence of the standing of this apartment. The apartment opens onto a spacious entrance, full

of charm and equipped with clever storage. Continuing on, a vast living space unfolds, with a living room with a beautiful library and a particularly bright dining room, thanks to its large bay windows, creating a friendly and warm atmosphere. The semi-open kitchen designed by an architect, for its part, opens directly onto a 12 sqm terrace, an ideal place to enjoy the first rays of sunshine. On the night side, the apartment offers four bright bedrooms (one of which has a balcony), which share an elegant and functional bathroom. Another bathroom takes its place. A cellar completes the comfort of this property. The tranquility of the neighborhood, the quick accessibility to amenities and the optimized design of the apartment make it an ideal choice for a family. Garage in ADDITIONAL ENERGY CLASS: C / CLIMATE CLASS: A - Condominiums of 34 units (No proceedings in progress).

Annual expenses : 2162.44 euros.

Summary

Property type: Apartment
Bedrooms: 4
Price: €685,000

Key Information

Internal Area: 114 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