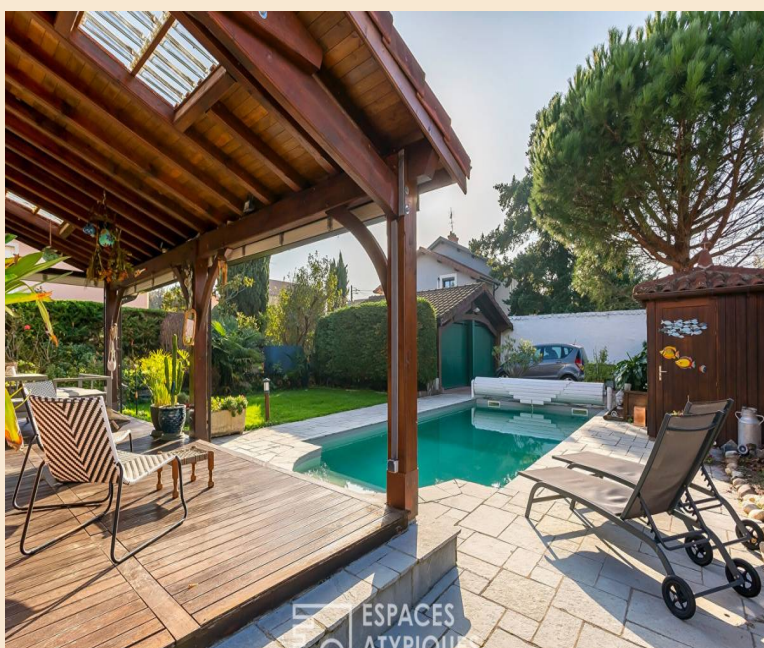


[Click to view MFH-EAL9888](#)

House with swimming pool in a bucolic setting

Bron , Rhône , Auvergne-Rhône-Alpes



€599,000

inc. of agency fees

3 Beds 1 Baths 124 sqm 0.06 ha

Located in a quiet residential area of Bron, this 138sqm house offers an exceptional living environment close to Lyon. With its landscaped garden, its...

At a Glance

Reference	MFH-EAL9888	Near to	Bron	Price	€599,000
Bed	3	Bath	1	Hab.Space	124 sqm
Land	0.06 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in a quiet residential area of Bron, this 138sqm house offers an exceptional living environment close to Lyon. With its landscaped garden, its swimming pool with electric curtain, a sheltered terrace with summer kitchen, as well as a wooden shed, this property is a true haven of peace. The interior, bright and modern, consists of a large living room with fireplace. The open and equipped kitchen creates a friendly and functional space. The master suite has a large adjoining bathroom, offering comfort and privacy. The ground floor includes three bedrooms, a modern shower room, as well as plenty of storage space. The garden, with

its swimming pool, invites you to relax, while the covered terrace with summer kitchen becomes the ideal place to share meals outdoors. The shed, in the heart of the bucolic garden, can be used for storage or as a leisure area. With its two garages, this house combines practicality and comfort. Ideal for a family, it is close to shops, schools and transport, while offering a peaceful living environment. ENERGY CLASS: D ? CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from the average energy prices indexed for the years 2021, 2022, 2023 (including subscriptions) between EUR830 and EUR1180 (Diagnostics established on 07/11/2024)

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€599,000

Key Information

Year Built:	1961
Internal Area:	124 sqm
Land Area:	0.06 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