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## Standing Apartment - 200 M2 - 3 Bedrooms - Top Floor - Swimm

Valence , Drôme , Auvergne-Rhône-Alpes



# €1,090,000

inc. of agency fees

3 Beds      3 Baths      200 sqm

The My-French-House.com agency offers for sale a luxury apartment in the city center in a very sought-after area. The duplex apartment (only one occupant per level) located on the top floor with...

### At a Glance

<b>Reference</b>	MFH-MHF00457	<b>Near to</b>	Valence	<b>Price</b>	€1,090,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	200 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

The My-French-House.com agency offers for sale a luxury apartment in the city center in a very sought-after area.

The duplex apartment (only one occupant per level) located on the top floor with a clear view of the Rhône and the Ardèche offers nearly 200 m<sup>2</sup> (197.96 m<sup>2</sup> Carrez law) and is composed as follows:

The ground floor The ground floor opens onto a large fitted entrance, a large living room with its central staircase, a fitted kitchen opening onto a large terrace, a laundry room, a large master suite of 40 m2 with dressing room and bathroom/wc, a bedroom, a bathroom, toilet.

Upstairs, an office, a vaulted bedroom with bathroom, a toilet.

You can enjoy the exterior with its 172 m2 of terraces and the swimming pool with counter-current swimming (5.1 x 2.3).

The apartment offers great amenities (heated/cooled floor, air conditioning, water softener, cellar, large double garage, etc.).

Very rare property for sale in one of the most popular condominiums in Valencia.

File on request

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€1,090,000

## Key Information

Internal Area:	200 sqm
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## Location: Auvergne-Rhône-Alpes



# Gallery







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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.

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