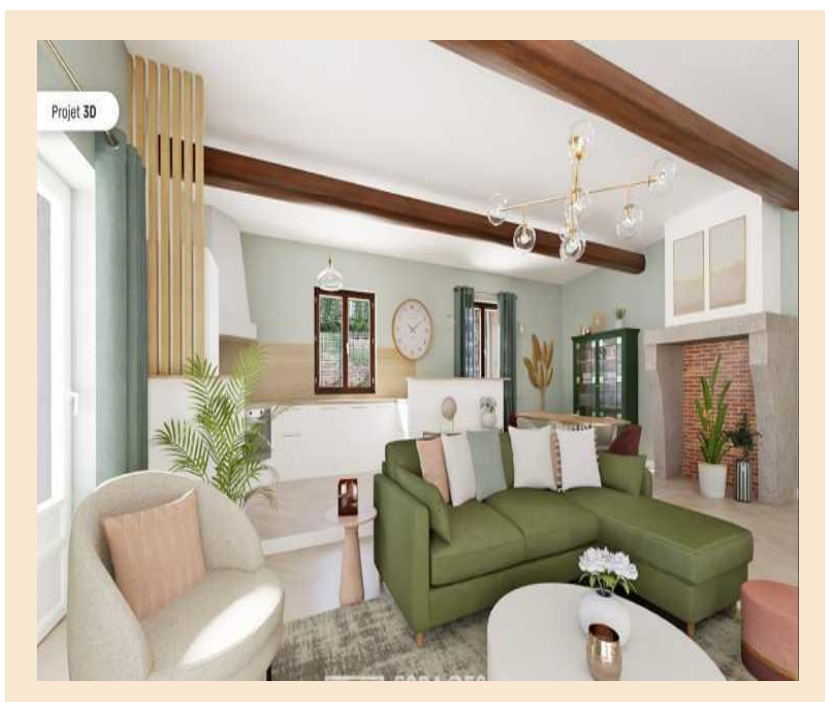


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## Duplex townhouse

Rillieux La Pape , Rhône , Auvergne-Rhône-Alpes



# €270,000

inc. of agency fees

3 Beds      1 Baths      109 sqm

Located at the junction between Rillieux Village, Fontaines sur Saône and Sathonay Village, this 109sqm duplex townhouse is located in a dead end street while being in close proximity to all amenities....

### At a Glance

<b>Reference</b>	MFH-EAL4211EL-1	<b>Near to</b>	Rillieux La Pape	<b>Price</b>	€270,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	109 sqm
		<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located at the junction between Rillieux Village, Fontaines sur Saône and Sathonay Village, this 109sqm duplex townhouse is located in a dead end street while being in close proximity to all amenities. The entrance opens onto a corner living room, completely open-plan, of 47sqm where the open kitchen faces the living/dining room. A staircase leads to the floor entirely dedicated to rest where a corridor leads to three bedrooms and a large bathroom. The volumes, the character and the potential of this house make it a real gem to shape according to your desires. A cave. ENERGY CLASS: F / CLIMATE CLASS: F Estimated average

amount of annual energy expenditure for standard use, established based on energy prices for the year 2023:  
between EUR2,340 and EUR3,220.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€270,000

## Key Information

Year Built:	1900
Internal Area:	109 sqm

## Location: Auvergne-Rhône-Alpes



# Gallery







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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.

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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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