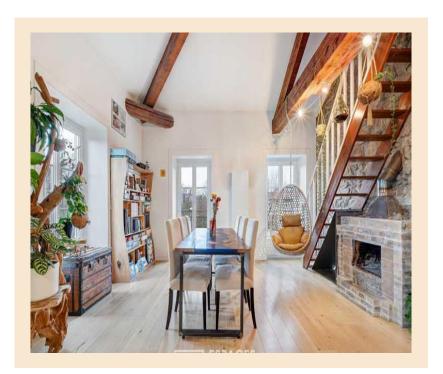
Click to view MFH-EAL4305EL-2

Beautiful old renovated Duplex with garden in a stone building

Craponne, Rhône, Auvergne-Rhône-Alpes



€350,000

inc. of agency fees

3 Beds **1** Baths **105** sqm **0.01** ha

Located in the town of Saint-Genis-Les-Ollières, on the Craponne limit, close to all amenities, this beautiful old completely renovated duplex of 105m2 (98m2 Carrez) is located on the 1st floor of a stone...

At a Glance

Reference MFH-EAL4305EL-2 **Near to** Craponne **Price** €350,000

Bed 3 **Bath** 1 **Hab.Space** 105 sqm

Land 0.01 ha **Pool** No **Land Tax** N/A

Property Description

Located in the town of Saint-Genis-Les-Ollières, on the Craponne limit, close to all amenities, this beautiful old completely renovated duplex of 105m2 (98m2 Carrez) is located on the 1st floor of a stone building from 1830 It is via a staircase that you access the main level of the apartment where there is a sumptuous living room/dining room, magnified by its cathedral ceiling, its period fireplace and its beautiful beams and exposed

stones. The spacious independent kitchen is fully equipped and furnished. On the night side, two bedrooms, one of which has its own shower, share a bathroom and a separate toilet. The mezzanine accommodates a guest bedroom or an office with plenty of storage space in the attic. A non-adjoining garden of approximately 100m2 will allow you to enjoy the beautiful summer days and for those with a green thumb to enjoy a beautiful space for a vegetable garden. The charm of the old, the brightness and the beautiful volumes make this property a real "favorite". - A large cellar - Two parking spaces Although subject to co-ownership status: 6 Annual charges: EUR922 ENERGY CLASS: E / CLIMATE CLASS: B Condominiums of 6 units (No proceedings in progress).

Annual expenses: 992 euros.

Summary

Property type: Apartment

Bedrooms: 3
Bathrooms 1

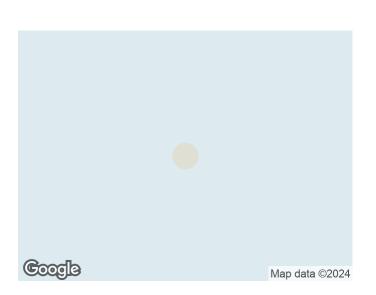
Price €350,000

Key Information

Year Built: 1830
Internal Area: 105 sqm
Land Area: 0.01 ha
Has a Garden Yes

Location: Auvergne-Rhône-Alpes





Gallery











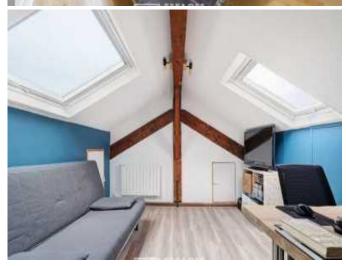
















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved