

[Click to view MFH-EAL9764-1](#)

## Contemporary duplex with garden

Lyon , Rhône , Auvergne-Rhône-Alpes



**€679,000**

inc. of agency fees

4 Beds      128 sqm      0.02 ha

Located in the commune of Lyon 9, bordering Saint Cyr au mont d'or, this 128sqm duplex carrez has a 175sqm garden in a contemporary luxury condominium....

### At a Glance

Reference MFH-EAL9764-1

Near to Lyon

Price €679,000

Bed 4

Pool No

Hab.Space 128 sqm

Land 0.02 ha

Land Tax N/A

### Property Description

Located in the commune of Lyon 9, bordering Saint Cyr au mont d'or, this 128sqm duplex carrez has a 175sqm garden in a contemporary luxury condominium. The entrance is through the garden and opens onto a completely open-plan space of over 52sqm where the high-end fitted kitchen faces the vast living room entirely lined with bay windows, thus providing access to a magnificent garden with trees. Upstairs, four bedrooms including a master suite. A bathroom. The quiet location, the luxury condominium and the contemporary duplex with garden make this property a favorite. A large garage completes this property with another garage in addition to the price. ENERGY CLASS: B / CLIMATE CLASS: B. Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2023: between EUR1,390 and EUR1,940. ?

Condominiums of 55 units (No proceedings in progress).

Annual expenses : 1200 euros.

Summary

Property type:	House
Bedrooms:	4
Price	€679,000

Key Information

Year Built:	2023
Internal Area:	128 sqm
Land Area:	0.02 ha
Has a Garden	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](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://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 cooling 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 ©2004-2025 my-french-house.com All Rights Reserved