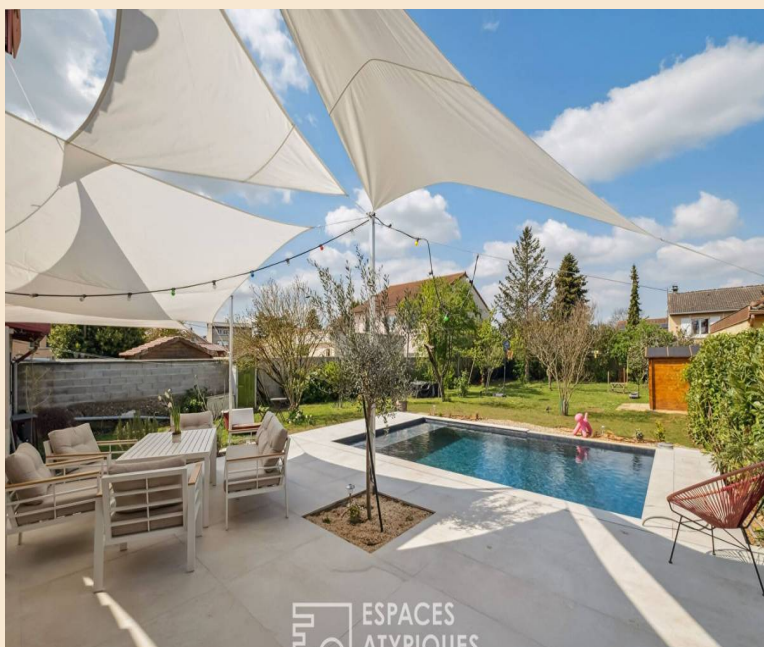


[Click to view MFH-EAL10537-1](#)

## Charming renovated building with swimming pool

Meyzieu , Rhône , Auvergne-Rhône-Alpes



# €800,000

inc. of agency fees

4 Beds   1 Baths   160 sqm   0.1 ha

Behind a charming facade, this building sits on a 980 sqm plot, completely renovated in 2022, tastefully combining noble materials, volumes, and high-end...

### At a Glance

**Reference** MFH-EAL10537-1

**Bed** 4

**Land** 0.1 ha

**Near to** Meyzieu

**Bath** 1

**Pool** Yes

**Price** €800,000

**Hab.Space** 160 sqm

**Land Tax** N/A

### Property Description

Behind a charming facade, this building sits on a 980 sqm plot, completely renovated in 2022, tastefully combining noble materials, volumes, and high-end services. From the entrance, the tone is set: solid parquet flooring, through light, clean lines. The 65 sqm living room bathed in light is the central room of the house, where every detail has been thought out to combine aesthetics and functionality. The semi-open kitchen through a glass roof and refined with high-end materials, opens directly onto the garden, ideal for receptions. The warm living room faces the kitchen with a view of the contemporary swimming pool extended by the garden. On the night side, a single-storey bedroom completes the ground floor, accompanied by a contemporary shower room with double sinks, toilet, and access to a 30 sqm laundry room / cellar. Upstairs, 3 bedrooms, a bathroom with modern toilet. Please note: the presence of an independent air-conditioned room, with kitchen and bathrooms, which can accommodate a professional activity or become a charming Airbnb, in complete autonomy. A second outbuilding of 22 m2 serviced which can also be transformed into a pool house, second commercial premises or any other desire. Reversible underfloor heating (air/water heat pump), reinforced insulation, electric roller shutters and adjustable sunshade on the living room. The T3 tram, accessible in 5 minutes on foot, connects you to La Part-Dieu in 30 minutes. The Grand Large, a true green lung of eastern Lyon, is 7 minutes away by bike, ideal for walks and family time. Nursery, primary, middle and high schools are in the immediate vicinity. Estimated annual energy costs for the home between EUR830 and EUR1,170 per year. DPE: B (82) GES: A (2)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€800,000

Key Information

Internal Area:	160 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery





As Featured in



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