

[Click to view MFH-EAL9366-2](#)

Top floor duplex with terrace in the Montchat district

Lyon , Rhône , Auvergne-Rhône-Alpes



€520,000

inc. of agency fees

3 Beds 1 Baths 117 sqm

Located on the 2nd and last floor of a small condominium, this duplex bathed in light will appeal to lovers of atypical properties looking for a privileged...

At a Glance

Reference MFH-EAL9366-2

Bed 3

Near to Lyon

Bath 1

Pool No

Price €520,000

Hab.Space 117 sqm

Land Tax N/A

Property Description

Located on the 2nd and last floor of a small condominium, this duplex bathed in light will appeal to lovers of atypical properties looking for a privileged living environment. From the entrance, an optimized space welcomes with plenty of storage, an office area and a guest toilet. In continuity, the atmosphere is intended to be warm and intimate with a cozy living room, perfect for relaxing in complete serenity. The night area

consists of three bedrooms, including a master suite with private shower room, an additional bathroom, a second separate toilet and a laundry area for an easier daily life. A wooden staircase leads to the upper floor, where the charm works instantly: a spacious and modern fully equipped eat-in kitchen opens onto an exceptional 70 sqm terrace facing due south, without any vis-à-vis. A real outdoor living space, it promises friendly and sunny moments. A parking space completes this rare property in the area. Property subject to co-ownership status: 6 lots Annual charges: EUR1,440 ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on 2021 energy prices: between EUR1,140 and EUR1,600 - Condominiums of 6 units (No proceedings in progress).

Annual expenses : 1440 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€520,000

Key Information

Year Built:	2005
Internal Area:	117 sqm

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**.

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.

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