

[Click to view MFH-EAL3637EL](#)

Architect Renovation With Terrace

Lyon , Rhône , Auvergne-Rhône-Alpes



€499,000

inc. of agency fees

3 Beds 1 Baths 82 sqm

Located in Lyon 3 near the Part Dieu, this apartment underwent a magnificent renovation by an architect in 2022, and offers 82m2 carrez on the 4th floor with elevator of a building from 2002. From the...

At a Glance

Reference MFH-EAL3637EL

Bed 3

Near to Lyon

Bath 1

Pool No

Price €499,000

Hab.Space 82 sqm

Land Tax N/A

Property Description

Located in Lyon 3 near the Part Dieu, this apartment underwent a magnificent renovation by an architect in 2022, and offers 82m2 carrez on the 4th floor with elevator of a building from 2002. From the entrance, the renovation takes on its full meaning. . A reception hall opens onto a sumptuous and bright living room with solid parquet flooring bringing a warm side to the place and access to an 8m2 terrace facing West. An independent, modern and functional kitchen naturally takes its place. A real sleeping area offers three bedrooms with storage, including a bedroom with its private bathroom. A bathroom also takes place. A

separate toilet. Tram T3 Dauphiné-Lacassagne nearby. Two cellars and a closed garage. Garden in the condominium. Subject to the status of co-ownership 151 lots - annual charges 1852 euros. ENERGY CLASS: C / CLIMATE CLASS: C Contact: Joris - 06 68 35 00 43
Condominiums of 151 units (No proceedings in progress).

Annual expenses : 1852 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€499,000

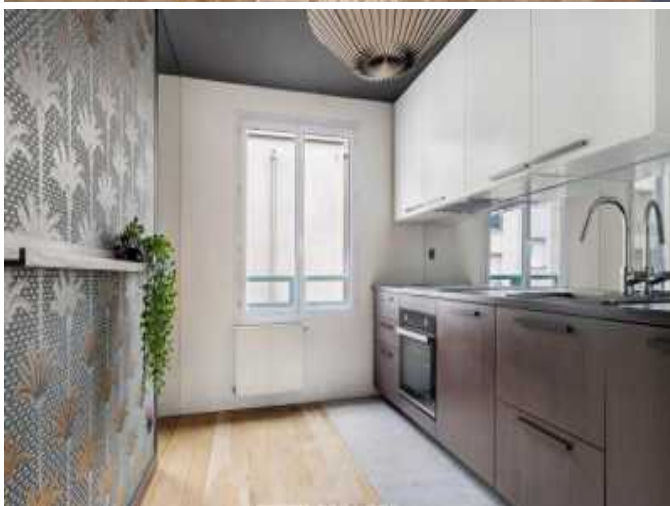
Key Information

Year Built:	2002
Internal Area:	82 sqm
Property Features:	
• Balcony:	1
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**.

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

great service
fast transfers

send money abroad 24/7 excellent rates