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Exceptional property combining charm and history in the heart of Pierres...

Alix , Rhône , Auvergne-Rhône-Alpes



€1,400,000

inc. of agency fees

6 Beds 2 Baths 365 sqm 0.5 ha

Located just 30 minutes from Lyon and 15 minutes from Villefranche-sur-Saône, in the heart of the Pierres Dorées, this exceptional 11th century property represents the perfect union between history, comfort...

At a Glance

Reference	MFH-EAL4384EL-1	Near to	Alix	Price	€1,400,000
Bed	6	Bath	2	Hab.Space	365 sqm
Land	0.5 ha	Pool	Yes	Land Tax	N/A

Property Description

Located just 30 minutes from Lyon and 15 minutes from Villefranche-sur-Saône, in the heart of the Pierres Dorées, this exceptional 11th century property represents the perfect union between history, comfort and the charm of Beaujolais. Ideally positioned on a plot of nearly 2070 sqm, this property is a true architectural gem offering breathtaking views of the surrounding nature. The main chateau, completely renovated and with a

living area of 350 sqm spread over several levels, offers a spacious and comfortable living space. It houses six generous bedrooms, including a magnificent master suite, as well as a large bright reception room, offering pleasant views. In addition, two bathrooms and two shower rooms are fitted out for the comfort of the residents. The carefully designed tower serves as bathrooms and offices, adding a touch of elegance and functionality to the property. In addition, an adjoining residential house, with a surface area of over 120 sqm spread over 3 levels, and to be renovated, offers possibilities for extension and creation of gîtes or guest rooms. A 60 sqm caretaker's house, also to be renovated, can be used as a separate work space or accommodation for guests, offering flexibility of use. A heated salt water swimming pool, equipped with a roller shutter, is an ideal place to relax and enjoy sunny days. A garage, workshops and a covered courtyard complete the facilities, offering practicality and functionality on a daily basis. Finally, a non-adjoining plot of 2908m² is located near the castle. Ideal as a family property or for gîte and guest room projects, this human-sized castle offers a unique opportunity to create an unforgettable story in an enchanting setting. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR3,270 and EUR4,480

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,400,000

Key Information

Internal Area:	365 sqm
Land Area:	0.5 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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