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## White stone house

Lucenay , Rhône , Auvergne-Rhône-Alpes



# €800,000

inc. of agency fees

6 Beds   3 Baths   320 sqm   0.05 ha

Located in the town of Lucenay, north of Lyon and a few km from Villefranche sur Saône, this white stone house was completely rehabilitated in 2021. With a living area of approximately 320m2 on a plot...

### At a Glance

<b>Reference</b>	MFH-EAL5578-2	<b>Near to</b>	Lucenay	<b>Price</b>	€800,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	320 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Lucenay, north of Lyon and a few km from Villefranche sur Saône, this white stone house was completely rehabilitated in 2021. With a living area of approximately 320m2 on a plot of 520m2 with swimming pool, the house includes 6 bedrooms including a master suite. The double living room with dining area and lounge area separated by a hanging fireplace brings out all the charm of the house mixed with the contemporary renovation. Stone wall and staircase, parquet flooring, glass walkway in particular. On the

kitchen side, semi-open, it is fully equipped and furnished. A cellar and a laundry room complete the ensemble, as well as a fitted studio. The latter can be redeveloped into a summer kitchen. On the parking side, a closed garage as well as a carport and overhead spaces make it easy to park on the property. Possibility of additionally acquiring adjoining building land. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,630 and EUR2,250

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€800,000

## Key Information

Internal Area:	320 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



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