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## Golden stone building on 4 hectares of land

Chatillon , Rhône , Auvergne-Rhône-Alpes



# €1,250,000

inc. of agency fees

6 Beds    1 Baths    350 sqm    3.8 ha

Located in the town of Bagnols, this golden stone building of 350m<sup>2</sup> of living space, completely renovated over the last 2 years, is built on 4 hectares of land. Thanks to its exterior layout, several...

### At a Glance

<b>Reference</b>	MFH-EAL4046EL-3	<b>Near to</b>	Chatillon	<b>Price</b>	€1,250,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	350 sqm
<b>Land</b>	3.8 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located in the town of Bagnols, this golden stone building of 350m<sup>2</sup> of living space, completely renovated over the last 2 years, is built on 4 hectares of land. Thanks to its exterior layout, several plots with boxes have already been fenced off, thus being able to accommodate horses and others. Benefiting from an East-West exposure, this property has exceptional light throughout the day. The ground floor is reserved for living rooms such as the fully fitted kitchen, the dining room, the living room with fireplace and the entrance hall. Storage spaces are also available on this level. On the night side, 3 bedrooms with their bathroom as well as 3

single bedrooms embellish this exceptional ensemble. Therefore, a bed and breakfast activity will adapt perfectly. Without neighbors, and therefore not overlooked, the swimming pool will offer a beautiful view of the greenery. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,420 and EUR3,360

## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	1
Price	€1,250,000

## Key Information

Internal Area:	350 sqm
Land Area:	3.8 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







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