

Click to view MFH-EAL4046EL-2

## Golden stone building on 4 hectares of land

Bagnols, 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 350m2 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

**Reference** MFH-EAL4046EL-2 **Near to** Bagnols **Price** €1,250,000

**Bed** 6 **Bath** 1 **Hab.Space** 350 sqm

Land 3.8 ha Pool No Land Tax N/A

### **Property Description**

Located in the town of Bagnols, this golden stone building of 350m2 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

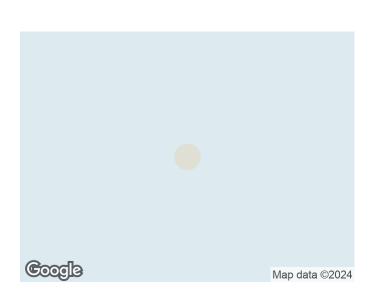
Price €1,250,000

**Key Information** 

Internal Area: 350 sqm Land Area: 3.8 ha

## **Location: Auvergne-Rhône-Alpes**





# Gallery











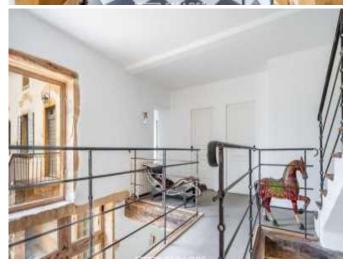


























Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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 ours 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 ©2004-2024 my-french-house.com All Rights Reserved