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## Elegant restored farmhouse and swimming pool

Reyrieux , Ain , Auvergne-Rhône-Alpes



# €849,000

inc. of agency fees

4 Beds   3 Baths   205 sqm   0.06 ha

It is hidden from view that this magnificent farmhouse is located, renovated with attention to the original spirit of the building, and designed as a place of development for the whole family. Once through...

### At a Glance

<b>Reference</b>	MFH-EAL6396	<b>Near to</b>	Reyrieux	<b>Price</b>	€849,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	205 sqm
<b>Land</b>	0.06 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

It is hidden from view that this magnificent farmhouse is located, renovated with attention to the original spirit of the building, and designed as a place of development for the whole family.

Once through the gate, the house seems entirely organized around the landscaped garden and the swimming pool. The entrance hall offers a real practical aspect thanks to its multiple organized storage spaces.

From here, the master bedroom and its bathroom are accessible, where history and modernity coexist. On the opposite side is the open kitchen, its dining area and its discreet and judicious access to the pantry.

A few steps separate the kitchen from the living room with its remarkable height, and an area of more than 50m<sup>2</sup>. Taking advantage of large bay windows, a feeling of symbiosis with the garden emanates from this friendly and warm living space. Still on the ground floor, an additional bedroom with bathroom provides a certain privacy. An office completes this level. As for the upper floor, it accommodates two bedrooms sharing a bathroom. Each living room seems to be associated with the intimate landscaped garden and its swimming pool, which exudes calm and serenity.

On the parking side, a double carport and a garage will allow parking for three or four cars. Ideally located, benefiting from comfortable volumes and great amenities, this house offers a perfect answer to families looking for calm and privacy on the outskirts of Lyon.

**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 EUR1,420 and EUR1,990

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€849,000

## Key Information

Internal Area:	205 sqm
Land Area:	0.06 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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