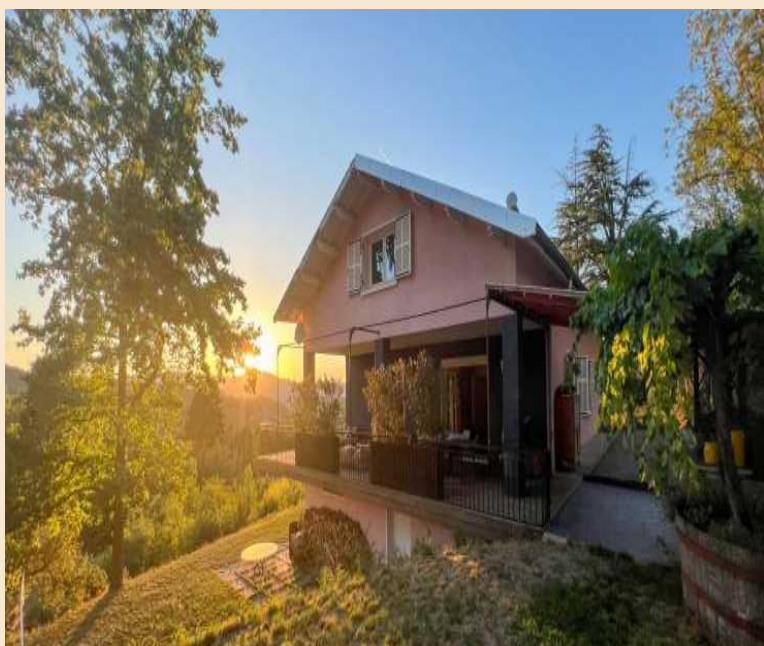


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Renovated family home in St-Pierre-la-Palud

Saint Pierre La Palud , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

5 Beds 3 Baths 347 sqm 0.15 ha

In an idyllic setting, in St-Pierre-la-Palud, this beautiful bourgeois house of 357m2 is located on a plot of 1,458m2 with a bird's eye view of the green nature. This building benefits from a quadruple...

At a Glance

Reference	MFH-EAL3548EL-2	Near to	Saint Pierre La Palud	Price	€549,000
Bed	5	Bath	3	Hab.Space	347 sqm
Land	0.15 ha	Pool	No	Land Tax	N/A

Property Description

In an idyllic setting, in St-Pierre-la-Palud, this beautiful bourgeois house of 357m2 is located on a plot of 1,458m2 with a bird's eye view of the green nature.

This building benefits from a quadruple exposure and the living rooms are oriented south/west. It enjoys a breathtaking panoramic view of the hills of the Monts du Lyonnais.

In addition to its absolute calm, this property bathed in light is characterized by a functionality which has been the subject of in-depth design and which is broken down as follows: Once the front door is crossed, a corridor equipped with numerous built-in cupboards distributes a dressing room (15m²) adjoining the master bedroom, a bathroom, an office, a toilet as well as a large living space including an open kitchen.

This living room of approximately 60sqm opens onto a beautiful sheltered solid wood terrace extended by a summer kitchen with a boules pitch on one side and a flat green space on the other. The upper level offers two large children's bedrooms, a guest bedroom, a bathroom, a small gym and a real cinema area. The lower level offers a garage of more than 70sqm, a cellar and a room whose function will remain to be determined (sauna, pottery workshop, etc.). This level also includes an independent apartment with the same view, consisting of a bedroom, a living room, a kitchen and a bathroom with toilet. This apartment generates rental income (1500 euros per month), but can also accommodate family or welcome friends. The land offers different sub-spaces: a small vegetable garden, a large parking lot, flat areas of grass planted with different species (cedars, olive trees, maples, weeping willows, liquidambar, vines, etc.)

All amenities accessible nearby (near village , bus at the bottom of the road, Sain bel station 3.9km away, Lentilly 10 minutes, Marcy l'étoile 15 minutes away, Lyon 30 minutes away, shops, market, schools, cultural and sporting activities, etc.).

ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR5,130 and EUR7,010

Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€549,000

Key Information

Internal Area:	347 sqm
Land Area:	0.15 ha

Location: Auvergne-Rhône-Alpes



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