

Click to view MFH-EAL6482-1G

## Charming family house with swimming pool

Genay, Rhône, Auvergne-Rhône-Alpes



€625,000

inc. of agency fees

**5** Beds **1** Baths **265** sqm **0.05** ha

Ideal for families looking for comfort and serenity, this old farmhouse of 265 sqm stands out for its generous spaces. Located on the heights of the charming town of Reyrieux, this house benefits from...

#### At a Glance

**Reference** MFH-EAL6482-1G **Near to** Genay **Price** €625,000

**Bed** 5 **Bath** 1 **Hab.Space** 265 sqm

Land 0.05 ha Pool Yes Land Tax N/A

### **Property Description**

Ideal for families looking for comfort and serenity, this old farmhouse of 265 sqm stands out for its generous spaces.

Located on the heights of the charming town of Reyrieux, this house benefits from a quiet and residential environment, while being close to amenities (schools, shops, transport). You will also appreciate the proximity of Lyon, accessible in less than 30 minutes.

Crossing the threshold of this house, the different spaces immediately seduce. The ground floor consists of an entrance with cupboard. On the right, there is a living room with fireplace and access to the upper floor. To the left, a dining room perfect for entertaining family and friends, a lounge/library area, a bathroom and a WC. A kitchen and a laundry room/pantry complete this floor. The adjoining veranda, with a view of the garden and the swimming pool, is a real asset for moments of relaxation in all seasons with its summer kitchen and wood-burning oven. The upper floor is divided into two parts: access to the master suite is via the kitchen, while the sleeping area, accessible from the living room, offers four other spacious bedrooms, a dressing room and a bathroom with a toilet.

On the top floor, you access a large games/TV room or adapt it according to your desires and needs, as well as the fifth bedroom. The 465 sqm land is a true haven of peace. The swimming pool, surrounded by a relaxation area, invites you to take full advantage of sunny days. Several parking spaces as well as a workshop with attic and a garden shed complete this property, offering additional storage and leisure spaces.

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 EUR2,210 and EUR3,040

### **Summary**

Property type: House Bedrooms: 5
Bathrooms 1

Price €625,000

# **Key Information**

Internal Area: 265 sqm
Land Area: 0.05 ha
Has a Garden Yes
Swimming Pool? Yes

## **Location: Auvergne-Rhône-Alpes**





## Gallery











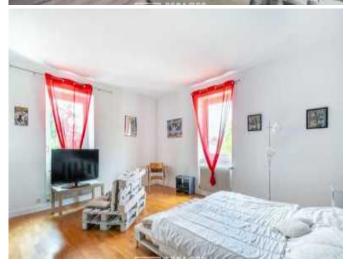


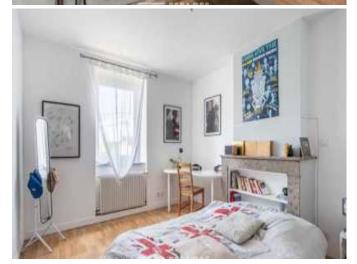






















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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