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## Renovated character property close to the village

Charbonnières Les Bains , Rhône , Auvergne-Rhône-Alpes



# €1,500,000

inc. of agency fees

6 Beds    1 Baths    280 sqm    0.2 ha

It is in the town of La Tour-De-Salvagny, in the west of Lyon, and a few minutes walk from the village, that this 280sqm family home is located on a 2000sqm fully landscaped plot, a true haven of peace...

### At a Glance

<b>Reference</b>	MFH-EAL8996	<b>Near to</b>	Charbonnières Les Bains	<b>Price</b>	€1,500,000
<b>Bed</b>	6	<b>Bath</b>	1	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.2 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

It is in the town of La Tour-De-Salvagny, in the west of Lyon, and a few minutes walk from the village, that this 280sqm family home is located on a 2000sqm fully landscaped plot, a true haven of peace also including a swimming pool and pool house. On the ground floor, a large entrance hall leads to the living areas. First, a

pleasant kitchen fully fitted with high-end materials, distinguished by its exposed stone, a large back kitchen and direct access to the terrace. Continuing on, a cozy living room with a period fireplace and a dining room. This level also has an independent space with a shower room and toilet, which can be used as individual accommodation, a games room, workshop or guest room. A beautiful custom-made staircase leads to the spacious master suite, a truly independent space from the rest of the sleeping area. This level offers three other bedrooms, a large bathroom and a separate toilet. A fifth bedroom is installed and the sixth and last one culminates on the third and last floor of the tower with a roof window. A swimming pool with pool house will brighten up your summer evenings, while the landscaped garden will embellish your sunny days. This residence has preserved all of its historical heritage, including an old bread oven, a spring and its sumptuous park. On the parking side, you will find a vast courtyard entirely dedicated to this use with a large double carport, parking spaces and the possibility of creating garages. Since its acquisition, the development and restoration have continued to enhance this exceptional property, which combines modern technology and preservation of the character of the old. A visit will allow you to immerse yourself in its history and its unique charm. Salvagny Tower train station nearby Direct bus to Lyon All village amenities 10 minutes walk away ENERGY CLASS: D - CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices, as of January 1: between EUR2,910 and EUR3,990 (Diagnostics established on 06/28/2024)

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€1,500,000

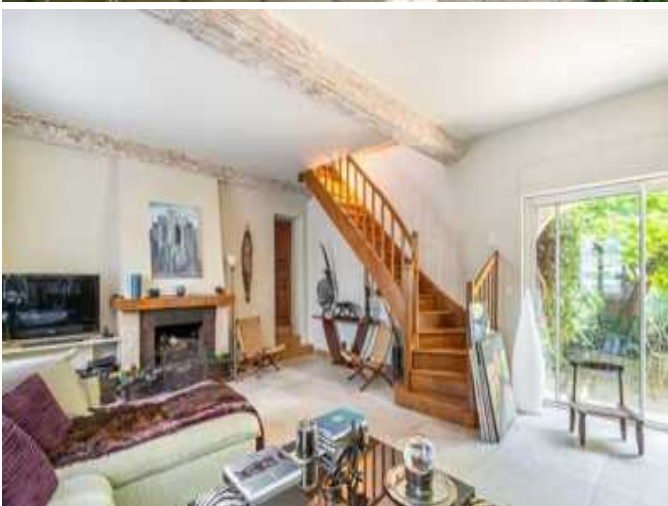
## Key Information

Year Built:	1778
Internal Area:	280 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



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**C. BAUER – Sunday Times**

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