

[Click to view MFH-EAL8996](#)

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

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



Gallery



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 our 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

great service
fast transfers

send money abroad 24/7 excellent rates