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## Charming renovated farmhouse and its outbuildings

Chasselay , Rhône , Auvergne-Rhône-Alpes



# €749,000

inc. of agency fees

4 Beds   1 Baths   170 sqm   0.07 ha

It is in an authentic and privileged setting that this renovated farmhouse is located, built on a plot of 725m<sup>2</sup>. Halfway between Lyon and Villefranche-sur-Saône, the house offers 170m<sup>2</sup> of living space,...

### At a Glance

<b>Reference</b>	MFH-EAL7255	<b>Near to</b>	Chasselay	<b>Price</b>	€749,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	170 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is in an authentic and privileged setting that this renovated farmhouse is located, built on a plot of 725m<sup>2</sup>. Halfway between Lyon and Villefranche-sur-Saône, the house offers 170m<sup>2</sup> of living space, ideal for a family looking for peace and serenity.

Past the old porch, the magic happens. The garden, flat and entirely walled, could easily accommodate a future swimming pool near the terrace. Inside, the character is present thanks to old materials such as stone and wood. The ground floor is dedicated to the living space, completely open-plan, where open kitchen, dining room and living room come together, organized around the wood stove. The first floor accommodates three bedrooms sharing a newly renovated bathroom.

As for the last level, it offers a spacious master bedroom with bathroom and shower. Independent outbuildings offer this house great renovation potential, for additional bedrooms, the creation of a studio or even hosting a liberal activity. Just 20 minutes from Lyon, this rare property, combining harmony and elegance, will appeal to lovers of tranquility and charm.

**ENERGY CLASS: D / CLIMATE CLASS: B.** Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,860 and EUR2,550

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€749,000

## Key Information

Year Built:	1800
Internal Area:	170 sqm
Land Area:	0.07 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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**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.

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