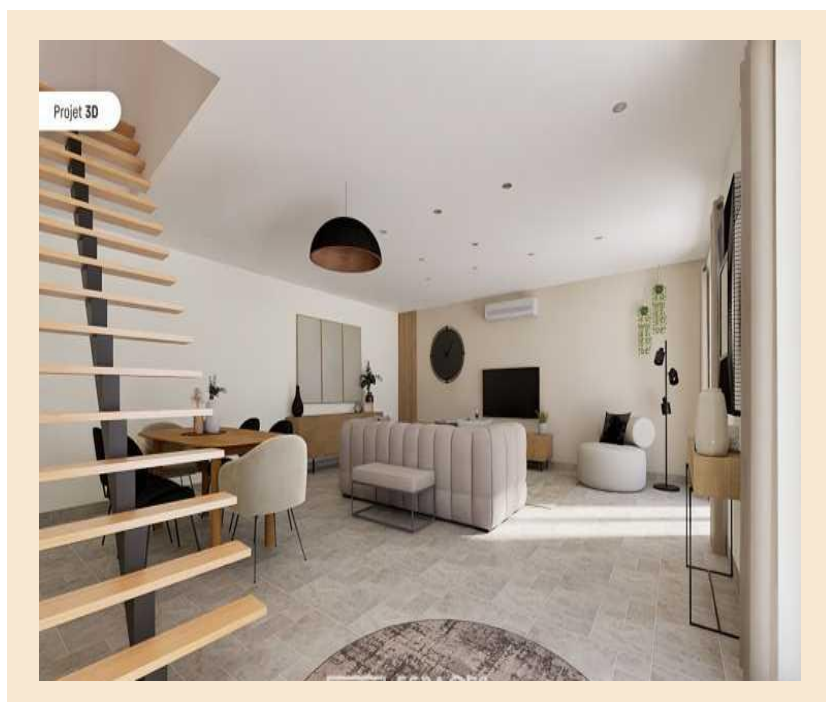


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Completely renovated mansion

Briord , **Ain** , **Auvergne-Rhône-Alpes**



€420,000

inc. of agency fees

6 Beds 1 Baths 195 sqm 0.07 ha

Located in the heart of the center of the magnificent village of Briord, this Bourgeois house from 1800, completely renovated in 2023, takes place on a plot of 7400m2 with a view of the Rhône. The entrance,...

At a Glance

Reference	MFH-EAL5246-4	Near to	Briord	Price	€420,000
Bed	6	Bath	1	Hab.Space	195 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

Located in the heart of the center of the magnificent village of Briord, this Bourgeois house from 1800, completely renovated in 2023, takes place on a plot of 7400m2 with a view of the Rhône.

The entrance, magnified by the high ceilings, reveals a beautiful living room mixing the charm of the old and the comfort of the modern. The kitchen extends the living space and offers beautiful light. A laundry room and a toilet complete the ground floor.

The 1st floor consists of four beautiful bedrooms which share a bathroom and on the half level also offers two master bedrooms which can accommodate a bathroom and a games room. A garage and a convertible outbuilding adjoining the property. On the garden side, completely enclosed and perfectly exposed, there is a terrace, a flat grassy area, and two parking lots with the possibility of installing a carport.

A true jewel in the heart of Briord, this house will delight its future guests looking for an exceptional place to live.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,480 and EUR2,050

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€420,000

Key Information

Internal Area:	195 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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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.

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C. BAUER – Sunday Times

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