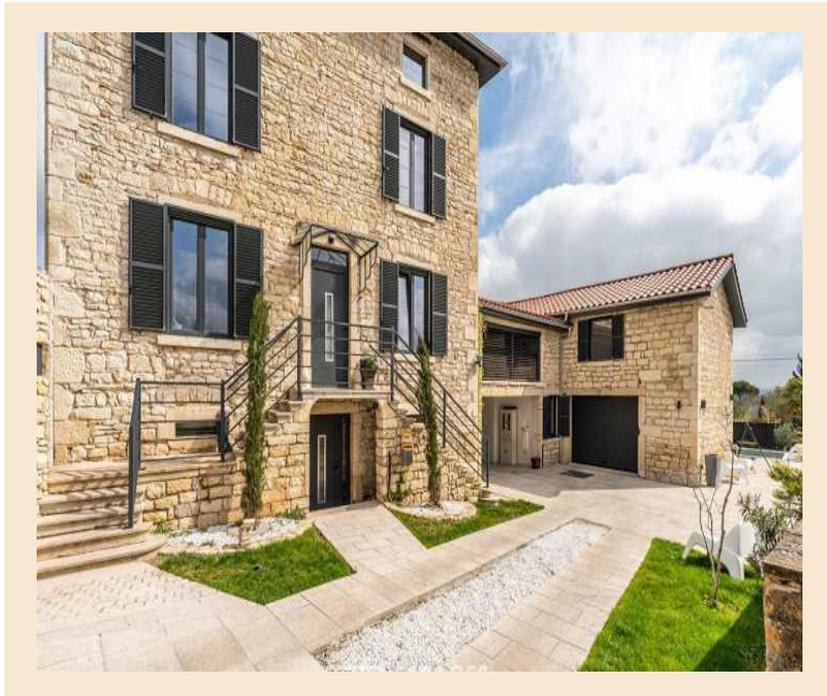


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White stone house

Lucenay , Rhône , Auvergne-Rhône-Alpes



€980,000

inc. of agency fees

6 Beds 3 Baths 320 sqm 0.1 ha

Located in the town of Lucenay, north of Lyon and a few km from Villefranche sur Saône, this white stone house was completely rehabilitated in 2021. With a living area of approximately 320m2 on a plot...

At a Glance

Reference	MFH-EAL5578_9	Near to	Lucenay	Price	€980,000
Bed	6	Bath	3	Hab.Space	320 sqm
Land	0.1 ha	Pool	Yes	Land Tax	N/A

Property Description

Located in the town of Lucenay, north of Lyon and a few km from Villefranche sur Saône, this white stone house was completely rehabilitated in 2021. With a living area of approximately 320m2 on a plot of 520m2 with swimming pool, the house includes 6 bedrooms including a master suite. The double living room with dining area and lounge area separated by a hanging fireplace brings out all the charm of the house mixed with the contemporary renovation. Stone wall and staircase, parquet flooring, glass walkway in particular. On the

kitchen side, semi-open, it is fully equipped and furnished. A cellar and a laundry room complete the ensemble, as well as a fitted studio. The latter can be redeveloped into a summer kitchen. On the parking side, a closed garage as well as a carport and overhead spaces make it easy to park on the property. Possibility of additionally acquiring adjoining building land. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2023: between EUR1,630 and EUR2,250

Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€980,000

Key Information

Internal Area:	320 sqm
Land Area:	0.1 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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