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## Old renovated farmhouse with swimming pool

Sainte Foy Les Lyon , Rhône , Auvergne-Rhône-Alpes



# €895,000

inc. of agency fees

5 Beds      240 sqm      0.04 ha

Located in the highly sought-after town of Sainte Foy les Lyon, in the La Plaine district, this old farmhouse is built on a plot of 425sqm with terrace and swimming pool. As soon as you enter, you will...

### At a Glance

<b>Reference</b>	MFH-EAL3703EL-4	<b>Near to</b>	Sainte Foy Les Lyon	<b>Price</b>	€895,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	240 sqm
<b>Land</b>	0.04 ha			<b>Land Tax</b>	N/A

### Property Description

Located in the highly sought-after town of Sainte Foy les Lyon, in the La Plaine district, this old farmhouse is built on a plot of 425sqm with terrace and swimming pool. As soon as you enter, you will be charmed by the warm atmosphere of this house. On the first level, you will find a spacious living room of 50 sqm with its semi-open kitchen, in a chic country spirit, and fully equipped. It faces the living room which benefits from

light distilled by beautiful openings and a South-West orientation. In the extension of this space, there is a bucolic terrace, ideal for enjoying long summer evenings. A flight of steps leads to an upper level where you will find the sleeping area composed of four large bedrooms, with old-world charm, a bathroom, a shower room and a toilet. The last level serves an office space, games room and guest bedroom. The location, the bucolic terrace with swimming pool and the charm of the old make it a popular and sought-after family property in the area. A storeroom, a boiler room, a cellar and a parking space in front of the property complete this property. Roof and facade redone. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2023: between EUR2,220 and EUR3,060

## Summary

Property type:	House
Bedrooms:	5
Price	€895,000

## Key Information

Internal Area:	240 sqm
Land Area:	0.04 ha

## Location: Auvergne-Rhône-Alpes



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