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## Character house in golden stones with landscaped garden

**Pommiers** , **Rhône** , **Auvergne-Rhône-Alpes**



# €570,000

inc. of agency fees

4 Beds      219 sqm      0.19 ha

Located in a popular town of Pierres Dorées, this 219 sqm house, accompanied by convertible outbuildings, benefits from a beautifully wooded park and an unobstructed view. The ground floor opens onto...

### At a Glance

<b>Reference</b>	MFH-EAL7940	<b>Near to</b>	Pommiers	<b>Price</b>	€570,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	219 sqm
<b>Land</b>	0.19 ha			<b>Land Tax</b>	N/A

### Property Description

Located in a popular town of Pierres Dorées, this 219 sqm house, accompanied by convertible outbuildings, benefits from a beautifully wooded park and an unobstructed view.

The ground floor opens onto a beautiful, bright living space, including a spacious living room and dining

room, as well as a kitchen and an office, perfect for entertaining in summer and winter.

The exposed beams, the terracotta tiles and the fireplace give the whole a character and a warm atmosphere.

A laundry room and a cellar add functionality and comfort to this level. Upstairs, the sleeping area consists of four large bedrooms sharing a bathroom.

An outbuilding of approximately 150 sqm offers numerous development possibilities, allowing you to fully optimize this unique property.

With unlimited potential, this natural setting will seduce with its charm, its generous volumes and its enchanting garden.

**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 EUR4,930 and EUR6,740

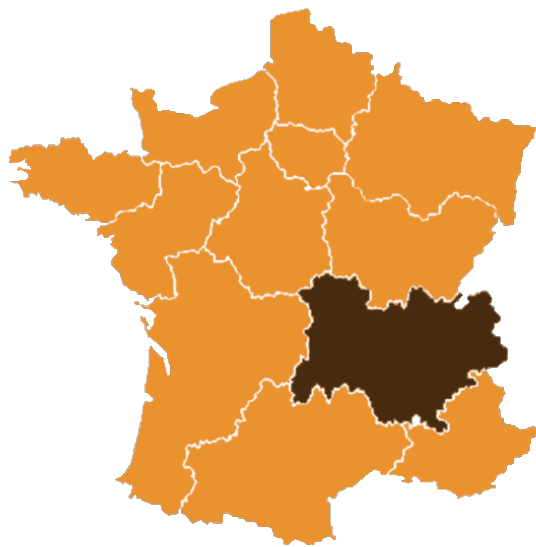
## Summary

Property type:	House
Bedrooms:	4
Price	€570,000

## Key Information

Internal Area:	219 sqm
Land Area:	0.19 ha

## Location: Auvergne-Rhône-Alpes



## Gallery





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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.

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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.

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