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Old rammed earth farmhouse with swimming pool

Chaponost , Rhône , Auvergne-Rhône-Alpes



€895,000

inc. of agency fees

5 Beds 1 Baths 194 sqm 0.13 ha

Nestled in the commune of Chaponost, this charming old 200m² rammed earth building from 1850 is built on a wooded plot of 1319m² with a swimming pool and a 95m² barn. When you cross the threshold of this...

At a Glance

Reference	MFH-EAL7475-2	Near to	Chaponost	Price	€895,000
Bed	5	Bath	1	Hab.Space	194 sqm
Land	0.13 ha	Pool	Yes	Land Tax	N/A

Property Description

Nestled in the commune of Chaponost, this charming old 200m² rammed earth building from 1850 is built on a wooded plot of 1319m² with a swimming pool and a 95m² barn. When you cross the threshold of this house, you will be seduced by the volumes and the careful decoration of the different spaces. The ground floor accommodates a very bright living room thanks to the multiple openings to the outside and the

incredible volumes, magnified by the exposed beams, the solid oak parquet flooring and the beautiful fireplace. The kitchen, for its part, opens onto a dining room also benefiting from access to the terrace. A laundry room and a toilet complete this level. It is by a beautiful wooden staircase that one accesses the night space composed of an office, a bathroom, a shower room and four bedrooms, one of which has its own access to a balcony. The exterior is distinguished by its bucolic garden not overlooked and its 5x10 swimming pool. A relaxing setting that allows you to fully enjoy summer days and evenings. This village house is completed by a beautiful outbuilding of 95sqm to be redeveloped, offering the possibility of optimizing all the spaces. This property benefits from the proximity of transport, schools, ideal for family life in the countryside, a real favorite. - 10 meter well - Gas heating ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€895,000

Key Information

Year Built:	1850
Internal Area:	194 sqm
Land Area:	0.13 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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