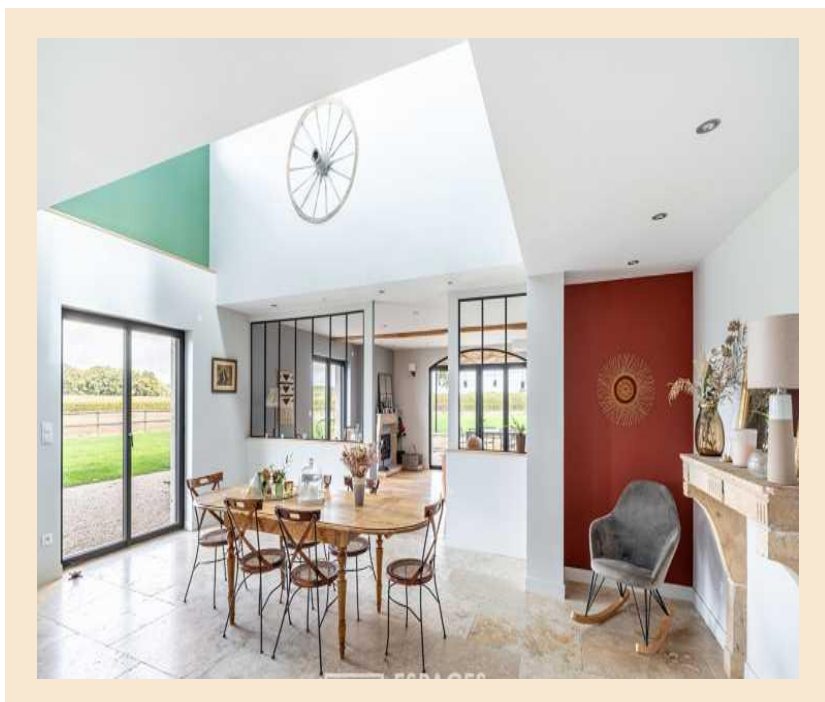


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## Renovated farmhouse on the Dombes plateau

Rance , Ain , Auvergne-Rhône-Alpes



# €749,000

inc. of agency fees

5 Beds      233 sqm      0.22 ha

Located on the Dombes plateau, 35 minutes from the center of Lyon, this charming renovated 233 sqm farmhouse sits on a magnificent wooded plot, offering a peaceful living environment with a view of the...

### At a Glance

<b>Reference</b>	MFH-EAL7903	<b>Near to</b>	Rance	<b>Price</b>	€749,000
<b>Bed</b>	5	<b>Pool</b>	No	<b>Hab.Space</b>	233 sqm
<b>Land</b>	0.22 ha			<b>Land Tax</b>	N/A

### Property Description

Located on the Dombes plateau, 35 minutes from the center of Lyon, this charming renovated 233 sqm farmhouse sits on a magnificent wooded plot, offering a peaceful living environment with a view of the surrounding plain and the Beaujolais mountains.

The architecture of this property harmoniously combines old and contemporary elements, revealing all its

unique charm. The subtle combination of materials and a quality renovation give this building an exceptional character and modern comfort. From the entrance, the brightness and generous volumes of the living room immediately seduce. The open kitchen, fully fitted and equipped, is distinguished by its contemporary lines that invite conviviality. Its central island and its dining area make it an ideal space for sharing.

The living room and the dining room, magnified by a cathedral ceiling, offer a feeling of space and freedom. A laundry room communicating with the workshop perfectly completes the functionality of the ground floor.

Upstairs, the sleeping area consists of three large bedrooms sharing a bathroom, as well as a master suite with its own bathroom and an adjoining dressing room. For added convenience, a carport and a large parking area complete this exceptional property. An exceptional living space, conducive to the good life. This unique property, with its harmonious spaces and quality services, will meet all your expectations.

**ENERGY CLASS: B / CLIMATE CLASS: A** Estimated average amount of annual energy expenditure for standard use, based on energy prices for the years 2021, 2022, 2023: between EUR1,310 and EUR1,810

## Summary

Property type:	House
Bedrooms:	5
Price	€749,000

## Key Information

Internal Area:	233 sqm
Land Area:	0.22 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







As Featured in

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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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