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## Historic house in an idyllic setting

Charly , Rhône , Auvergne-Rhône-Alpes



**€895,000**

inc. of agency fees

6 Beds   3 Baths   360 sqm   0.14 ha

Between town and countryside, 20 minutes from the capital of Gaul, this exceptional 15th century residence is located on a private plot of 1,362m<sup>2</sup> and benefits from shared use of a 15ha park. The 260m<sup>2</sup>...

### At a Glance

<b>Reference</b>	MFH-EAL8670	<b>Near to</b>	Charly	<b>Price</b>	€895,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	360 sqm
<b>Land</b>	0.14 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Between town and countryside, 20 minutes from the capital of Gaul, this exceptional 15th century residence is located on a private plot of 1,362m<sup>2</sup> and benefits from shared use of a 15ha park.

The 260m<sup>2</sup> main courtyard provides access to the house which rises on 3 levels.

On the ground floor, a vestibule leads on one hand to the large reception room and its boudoir, covered with

woodwork and paintings illustrating local scenes and on the other hand, a beautiful living room composed of a dining room communicating with the living room. The independent kitchen and its pantry adjoin the living rooms and benefit from access to a terrace.

It is by a wide stone staircase that one reaches the upper floor where the night area takes place with 4 bedrooms, 3 of which have bathrooms. An independent studio of 37m<sup>2</sup> completes this floor.

On the 3rd level, 2 bedrooms and a bathroom have been converted into the attic. The remaining surface area is divided into 3 high attics, part of which could be converted.

From the ground floor, a stone staircase gives access to a large vaulted cellar.

In addition to the private garden of 465m<sup>2</sup>, this house also benefits from a 100m<sup>2</sup> terrace overlooking the 15ha park for shared use.

In a green setting, this historic house is a haven of peace a stone's throw from the capital of Gaul.

Estimated annual energy cost for standard use between

## Summary

Property type:	House
Bedrooms:	6
Bathrooms	3
Price	€895,000

## Key Information

Internal Area:	360 sqm
Land Area:	0.14 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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