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Family home, its apartment and its outbuildings

Genay , Rhône , Auvergne-Rhône-Alpes



€849,000

inc. of agency fees

4 Beds 1 Baths 201.05 sqm 0.05 ha

Less than twenty-five minutes north of Lyon, this multifaceted family home offers an ideal living environment, between town and countryside, in the heart...

At a Glance

Reference	MFH-EAL6419-1	Near to	Genay	Price	€849,000
Bed	4	Bath	1	Hab.Space	201.05 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

Less than twenty-five minutes north of Lyon, this multifaceted family home offers an ideal living environment, between town and countryside, in the heart of the town of Genay.

Designed as a true refuge combining the charm of the old and modern, thanks to its extension built in 2016,

this house offers a living space of more than 160 sqm. The ground floor consists of two volumes connected by a practical entrance.

The left part gives pride of place to contemporary. Here, natural light is king thanks to the large bay windows overlooking the kitchen and the dining room, opening onto the terrace and the garden. The right part offers a cozy and warm living room with access to the arbor shaded by a magnificent vine.

Finally, an elegant master suite, with dressing room and bathroom, completes this level. The first floor of the house is entirely dedicated to the sleeping area where there are three bedrooms sharing an additional bathroom.

An office space is also present, above which, and in order to optimize the available space, the attic has been converted into an extra bedroom. The house has a completely independent type 2 apartment, of approximately 39m², renovated in 2019 and currently rented, but also outbuildings of approximately 100m², offering future owners potential for development or storage. Ideally located, in the city center but enjoying a quiet and strategic location at the gates of Lyon, this house will be a perfect living environment for families looking for a modern property but also full of history.

The strong potential, offered by the outbuildings, is also one of the undeniable assets of this atypical house.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€849,000

Key Information

Year Built:	1900
Internal Area:	201.05 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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