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Old farmhouse with breathtaking views of the Alps

Pollionnay , Rhône , Auvergne-Rhône-Alpes



€1,230,000

inc. of agency fees

4 Beds 2 Baths 340 sqm 0.31 ha

On the heights of the charming village of Pollionnay, this old 1820 farm of 340m² was masterfully renovated by an architect in 2011 and benefits from an exceptional panoramic view of Lyon and the Alps....

At a Glance

Reference	MFH-EAL8392-2	Near to	Pollionnay	Price	€1,230,000
Bed	4	Bath	2	Hab.Space	340 sqm
Land	0.31 ha	Pool	Yes	Land Tax	N/A

Property Description

On the heights of the charming village of Pollionnay, this old 1820 farm of 340m² was masterfully renovated by an architect in 2011 and benefits from an exceptional panoramic view of Lyon and the Alps. Like a "hacienda", this magnificent rehabilitation is organized around a central courtyard with trees and its fountain. In a very contemporary style, the main body of this old farm accommodates on the ground floor, a separate

equipped kitchen and a large double living room with access to a terrace overlooking the garden and enjoying a breathtaking view. A flight of steps leads to a half level where there is a laundry area. Continuing on, the staircase serves the upper floor and its night area which includes two beautiful bedrooms, a bathroom, an office space and a spacious master suite decorated with three dressing rooms and a bathroom with shower. On the lower level, a fully equipped cinema room and a games room are located. Facing the main building, a 6m x 3.20m indoor swimming pool opens onto a 20sqm suspended terrace. A gym completes this exceptional property. Family gatherings will take place in the old barn, which houses a magnificent summer kitchen with an ethanol fireplace and a large 40sqm mezzanine. Like the old farms, many nooks and crannies have been cleverly designed: a 64sqm garage, a 25sqm vaulted cellar, an attic, etc. The successful combination of different materials makes this farm a corner of paradise just a stone's throw from the capital of Gaul. - Underfloor heating - Spa - Indoor swimming pool - Air conditioning - Fiber ENERGY CLASS: B / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,900 and EUR4,000

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€1,230,000

Key Information

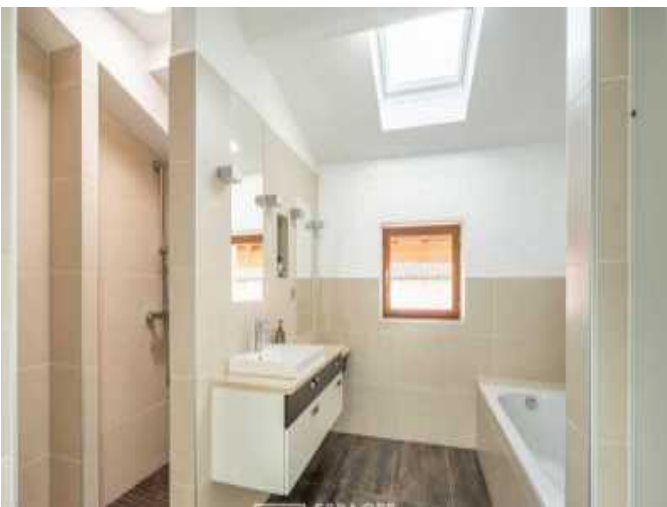
Year Built:	1820
Internal Area:	340 sqm
Land Area:	0.31 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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