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Mansion 20 minutes from Lyon

Serezin Du Rhone , Rhône , Auvergne-Rhône-Alpes



€550,000

inc. of agency fees

5 Beds 1 Baths 333 sqm 0.49 ha

This property is offered to you in interactive auction through Drouot.immo. The date of the sale is scheduled for 02/26/2025. Participation in the interactive sale is subject to prior approval. The price...

At a Glance

Reference	MFH-EAL6273_DR	Near to	Serezin Du Rhone	Price	€550,000
Bed	5	Bath	1	Hab.Space	333 sqm
Land	0.49 ha	Pool	No	Land Tax	N/A

Property Description

This property is offered to you in interactive auction through Drouot.immo. The date of the sale is scheduled for 02/26/2025.

Participation in the interactive sale is subject to prior approval. The price displayed corresponds to the starting price, including sales fees.

Starting price: 550 000 euros

Visits from January 27 to March 31, 2025 Sale on April 2, 2024 Bidding level: 10 000 euros

In the heart of the town of Sérézin-du-Rhône, sheltered from view and noise, this beautiful independent residence is located in a wooded park of 4900 m².

Spread over three floors, this 333 m² house is ideal for living thanks to very distinct living spaces.

From the entrance, the volumes, with high ceilings and a large hallway, allow the distribution of the different living spaces. This level accommodates a living room with solid parquet flooring and a library. A large kitchen is immersed in greenery thanks to the view of the property's park. A dining room opening onto an intimate terrace completes this living space. A master suite with dressing room, shower room and toilet completes this level.

Upstairs, there are four bedrooms with a surface area ranging from 15 to 25 m², one of which has a water point. A large 13 m² bathroom with shower and bathtub completes this sleeping area.

On the top level, a workshop, an office and a 70 m² games room allow you to give free rein to your imagination.

In terms of annexes, the house offers two beautiful vaulted cellars and a 20 m² garage.

ENERGY CLASS: F / CLIMATE CLASS: F

Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR7,250 and EUR9,850 "

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€550,000

Key Information

Year Built:	1800
Internal Area:	333 sqm
Land Area:	0.49 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery



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INTÉRESSÉS ? 

- 1**
Visitez le bien
Prenez contact avec l'agence
Drouot Immobilier pour
obtenir le plan de l'état et
visitez sans les
restrictions des visites
virtuelles avec la visite.
- 2**
Inscrivez-vous à la vente
Inscrivez-vous en quelques
minutes sur Drouot Immobilier et
formulez les conditions
demandées et attendez la
confirmation de votre
inscription.
- 3**
Participez aux enchères
Connectez-vous à l'écran de
la vente sur le site
d'enchères interactif et
enchérissez en temps réel.
Vous gagnez ou le bien
est pour vous !

La participation à la vente interactive est soumise à agrément préalable.
Le prix affiché correspond au prix de départ, hors taxes de ventes inclus.







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Buying French Property Just Got Easier...

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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C. BAUER – Sunday Times

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