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Mansion 20 minutes from Lyon

Saint Genis Laval , Rhône , Auvergne-Rhône-Alpes



€550,000

inc. of agency fees

5 Beds 1 Baths 333 sqm 0.49 ha

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...

At a Glance

Reference	MFH-EAL6273-DR2	Near to	Saint Genis Laval	Price	€550,000
Bed	5	Bath	1	Hab.Space	333 sqm
Land	0.49 ha	Pool	No	Land Tax	N/A

Property Description

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 its very distinct living spaces. From the entrance, the volumes, with high ceilings and a large corridor, 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. On the annexes side, the house offers two beautiful vaulted cellars as well as a 20 m² garage. This property is offered to you in interactive auction through Drouot.immo. The date of the sale is scheduled for March 28, 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 Viewings from January 27 to March 27, 2025 Sale on March 28, 2025 Bidding level: 10,000 euros ENERGY CLASS: F / CLIMATE CLASS: F Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: 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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obtenir le plan de l'état et
visitez avec les
membres de l'équipe de
vente de votre agence.
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Inscrivez-vous à la vente
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Participez aux enchères
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