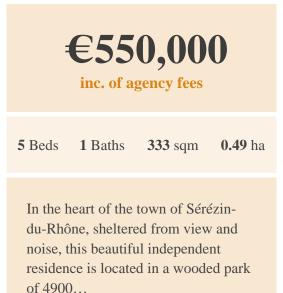


# Mansion 20 minutes from Lyon

Saint Genis Laval, Rhône, Auvergne-Rhône-Alpes





### At a Glance

<b>Reference</b> MFH-EAL6273	-DR2 Near to	Saint Genis Laval	<b>Price</b> €550,000
Bed 5	Bath	1	Hab.Space 333 sqm
<b>Land</b> 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		<b>Key Information</b>	
Property type:	House	Year Built:	1800
Bedrooms:	5	Internal Area:	333 sqm
Bathrooms	1	Land Area:	0.49 ha
Price	€550,000	Has a Garden	Yes

# Location: Auvergne-Rhône-Alpes



## Gallery







#### CE BIEN VOUS EST PROPOSE EN VENTE AUX ENCHERES INTERACTIVE EN PARTENARIAT AVEC DROLIOT.IMMO

### INTÉRESSÉS ? 🤱



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