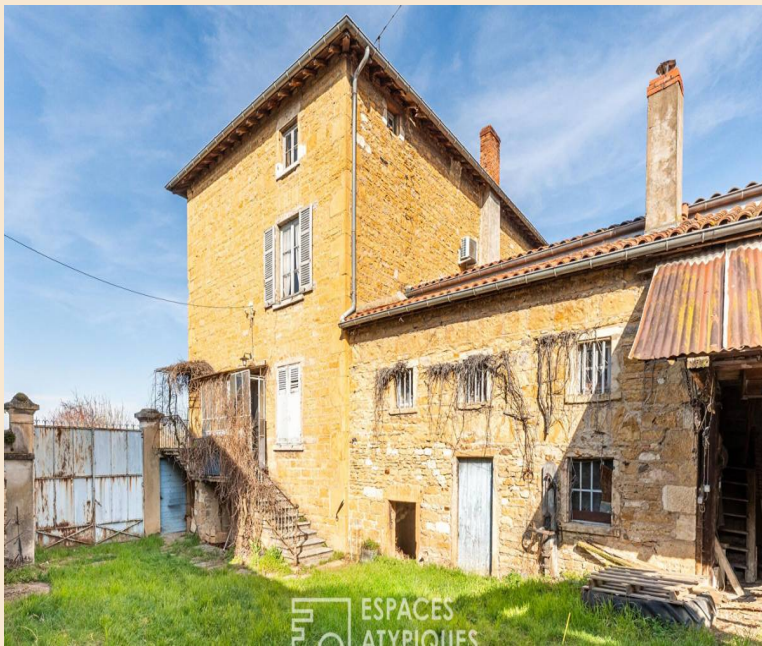


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## Character house in golden stone to renovate with garden and swimming pool...

Lissieu , Rhône , Auvergne-Rhône-Alpes



# €790,000

inc. of agency fees

6 Beds      245 sqm      0.11 ha

Located near the center of Lissieu, in the Montluzin district and 20 minutes from Lyon, this old house, in golden stones and registered as a Heritage...

### At a Glance

|                  |             |                |         |                  |          |
|------------------|-------------|----------------|---------|------------------|----------|
| <b>Reference</b> | MFH-EAL9990 | <b>Near to</b> | Lissieu | <b>Price</b>     | €790,000 |
| <b>Bed</b>       | 6           | <b>Pool</b>    | No      | <b>Hab.Space</b> | 245 sqm  |
| <b>Land</b>      | 0.11 ha     |                |         | <b>Land Tax</b>  | N/A      |

### Property Description

Located near the center of Lissieu, in the Montluzin district and 20 minutes from Lyon, this old house, in golden stones and registered as a Heritage Site, is located on several plots totaling 1100m<sup>2</sup>. With its 230m<sup>2</sup> of possible living space, this house to renovate allows any work enthusiast to express their creativity in a favorite project. The interior can very easily be defined in several spaces. The ground floor, for the day part,

offers a clear view of the neighboring agricultural land as well as a kitchen, a large living room and a dining room for a total of 70m<sup>2</sup>. The two floors, for the night part, are divided into 4 or 5 bedrooms with their bathrooms. The large volumes of the first level as well as the undeniable character of the top floor with its exposed framework bring the interior character. An outbuilding allows the development of a 15m<sup>2</sup> studio for guests or family. For the exteriors, a double garage is possible from the entrance with its roof terrace, allowing a real extension of the living spaces of the house. The whole allows access to a space where a swimming pool and its terrace would benefit from constant light. All taking place on a plot of 500m<sup>2</sup>; another plot of land, facing the house, of 600m<sup>2</sup>, is included in the sale in order to guarantee outdoor parking and additional green spaces. A magnificent vaulted cellar of 80m<sup>2</sup> completes this set. The undeniable character of this property, the unequivocal potential in the sector and the privileged location close to motorway access are the undeniable assets of this favorite property to come and visit. A complete renovation project by architect was tailor-made in order to best support the buyers of this unique product. DPE to come

## Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 6        |
| Price          | €790,000 |

## Key Information

|                |         |
|----------------|---------|
| Internal Area: | 245 sqm |
| Land Area:     | 0.11 ha |

## Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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