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Character property with beautiful outbuildings in the heart of Beaujolais

Lancie , Rhône , Auvergne-Rhône-Alpes



€549,000

inc. of agency fees

4 Beds 1 Baths 150 sqm 0.11 ha

Located in the commune of Lancié, just 10 minutes from Belleville en Beaujolais, this fully renovated building, along with its two houses to renovate,...

At a Glance

Reference	MFH-EAL9981	Near to	Lancie	Price	€549,000
Bed	4	Bath	1	Hab.Space	150 sqm
Land	0.11 ha	Pool	No	Land Tax	N/A

Property Description

Located in the commune of Lancié, just 10 minutes from Belleville en Beaujolais, this fully renovated building, along with its two houses to renovate, stands out for its vast 1053 sqm plot, enclosed and not overlooked, offering an unobstructed view of Mont Brouilly and the Beaujolais valleys.

This first golden stone building, built on cellars and overlooking the entire property, is composed of spacious, bright and welcoming living rooms. From the entrance, the friendly and functional kitchen stands out for the quality of its materials. Continuing on, the vast south-facing living room, which connects to the terrace, offers a cozy and warm atmosphere, while enjoying its beautiful volumes.

A bedroom and its bathroom with WC complete this level. The staircase, magnified by its stones, gives you access to the upper floor where the distribution has been carefully thought out. The high ceilings, with their exposed beams, give a very special dimension to the three beautiful bedrooms, including a master suite with a dressing room and a shower room.

A fifth bedroom, benefiting from a breathtaking view of the property and requiring work, can be fitted out on this last level. A set of outbuildings to be completely renovated, including two barns and a house used as a dwelling, offers the possibility of several additional accommodations, for a total surface area of 340m². Ideal for a gîte activity or a professional activity.

The garden, ideally exposed, not overlooked, allows you to create a swimming pool area with breathtaking views of the surrounding countryside. This real estate complex offers you real potential to create a haven of peace in your image.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR1,700 and EUR2,350 (subscription included)

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€549,000

Key Information

Year Built:	1840
Internal Area:	150 sqm
Land Area:	0.11 ha
Property Features:	
• Balcony: 1	
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

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