Click to view MFH-EAL9981

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



Gallery

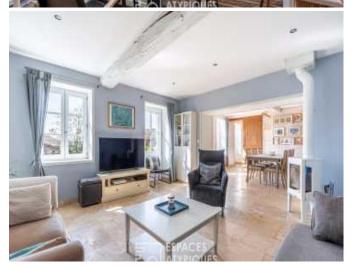










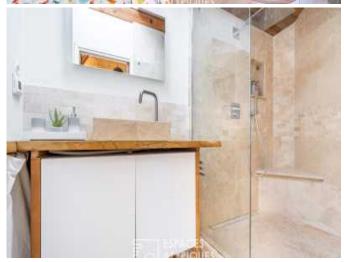






















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours 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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved