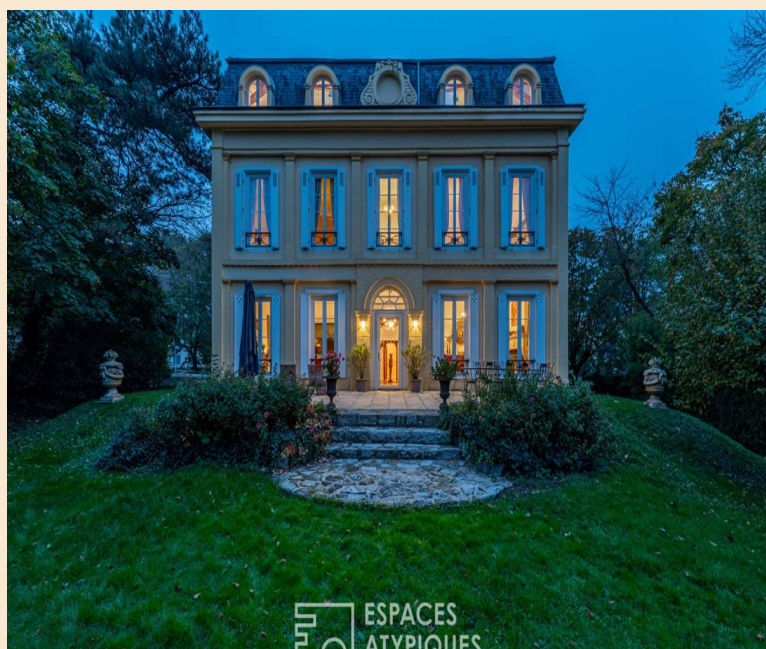


[Click to view MFH-EAL8406-3](#)

Napoleonic house from 1870 in the heart of Saint-Chamond

Saint Chamond , Loire , Auvergne-Rhône-Alpes



€940,000

inc. of agency fees

6 Beds 2 Baths 450 sqm 0.28 ha

Nestled in the alleys of the center of Saint-Chamond, in the heart of a landscaped park enclosed by walls, just 30 minutes south of Lyon, this majestic...

At a Glance

Reference	MFH-EAL8406-3	Near to	Saint Chamond	Price	€940,000
Bed	6	Bath	2	Hab.Space	450 sqm
Land	0.28 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in the alleys of the center of Saint-Chamond, in the heart of a landscaped park enclosed by walls, just 30 minutes south of Lyon, this majestic Napoleon III style house built in 1870 displays its 450sqm of charm and refinement in a unique setting full of history. Upon entering, the vestibule leads to a central space bathed in natural zenithal light around which a majestic staircase in noble wood and wrought iron gracefully

intertwines, a symbol of the Napoleonic elegance that permeates every corner of this residence. The ground floor is structured around two large reception rooms with generous volumes, adorned with refined moldings and original parquet floors, one of which has a monumental period fireplace, inviting you to enjoy beautiful moments of sharing in a warm setting. Further back, a bright and functional kitchen opens out into a convivial space, with a view of the landscaped garden. Out of sight, an intimate TV area offers a cozy refuge for moments of relaxation. The whole harmoniously combines old charm and modern comfort, for a timeless atmosphere. The middle floor accommodates a sleeping area that is both functional and refined, with four spacious bedrooms, bathed in natural light and featuring high ceilings that are complemented by two bathrooms. On the top floor, a vast and astonishing open space is revealed under a magnificent exposed framework, where the old beams impose their character and give the whole a unique loft spirit. This floor bathed in light and generous volumes invites creativity and offers a rare feeling of freedom, perfect for creating a modular living space. Two bedrooms that are both elegant and discreet are nestled there. Outside, a 2790 m² landscaped park extends around the property, a veritable green setting where several species of trees stand. The swimming pool, elegantly integrated into the decor, invites you to relax, far from the hustle and bustle of the city, while benefiting from walking access to the train station and the shops in the center. In addition to the property, the 200 sqm orangery is revealed as an extraordinary space to rethink. Ideal for receptions, exhibitions or even as an artist's studio. Its large glass roofs, inspired by period architecture, capture the light throughout the day, offering an atypical and inspiring space. This rare place will appeal to heritage lovers looking for a home, a few minutes' walk from the train station and the shops in the city center, combining historical elegance where each architectural detail seems to whisper the memory of another time and modern comfort.

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€940,000

Key Information

Internal Area:	450 sqm
Land Area:	0.28 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

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 our 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

great service
fast transfers

send money abroad 24/7

excellent rates