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## House of character

Meximieux , Ain , Auvergne-Rhône-Alpes



**€740,000**

inc. of agency fees

4 Beds   2 Baths   225 sqm   0.36 ha

A renovated 19th-century schoolhouse, an exceptional property with timeless charm. In a small, peaceful village, just 6 km from Meximieux and its train...

### At a Glance

<b>Reference</b>	MFH-EAL9820	<b>Near to</b>	Meximieux	<b>Price</b>	€740,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	225 sqm
<b>Land</b>	0.36 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

A renovated 19th-century schoolhouse, an exceptional property with timeless charm. In a small, peaceful village, just 6 km from Meximieux and its train station, which connects Lyon Part-Dieu in just 25 minutes, this characterful residence, built in 1870, captivates with its history and authenticity. A former schoolhouse, elegantly renovated, it offers 238 sqm of living space plus an insulated and heated attic space that can be converted to suit your tastes. Upon entering, the character of the period is revealed through a magnificent living room, created from the former classroom. The 3.50-meter ceiling height, the real oak parquet flooring,

the large double-aspect windows, and the light flooding in give this space a unique atmosphere. A majestic cut stone fireplace reinforces the character of the place. The dining room, with a second fireplace and an Italianate ceiling, extends this warm atmosphere. The semi-open kitchen, preserving its original terracotta floor, combines charm and conviviality. A toilet completes this level. The upper floor accommodates four spacious bedrooms, including a master suite with bathroom. A separate bathroom and a second toilet complete this sleeping area, where each room reveals beautiful volumes and a serene atmosphere. The attic, already insulated and heated, offers additional development potential for additional bedrooms, a games room, or a relaxation area. A vast basement completes this residence, with a laundry room, storage space, and a wine cellar ideal for wine lovers. Outside, the 3,600 sqm walled grounds offer a true haven of peace. A magnificent driveway lined with century-old plane trees leads to the property. The 12x6 meter swimming pool promises delightful moments of relaxation. A workshop, a bread oven, a covered courtyard, and a carport add to the functionality and charm of the estate. A unique property, where the character of the old combines with modern comfort, for an exceptional living environment combining calm and authenticity. A real favorite.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€740,000

Key Information

Year Built:	1860
Internal Area:	225 sqm
Land Area:	0.36 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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