

780 000 €

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For sale mansion

8 rooms

Surface : 330 m²

Surface of the living : 80 m²

Surface of the land : 1412 m²

Exposition : Sud ouest

Hot water : Gaz

Inner condition : GOOD

External condition : GOOD

Couverture : tiling

Features :

fireplace, double glazing, CALM, Automatic
gate

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

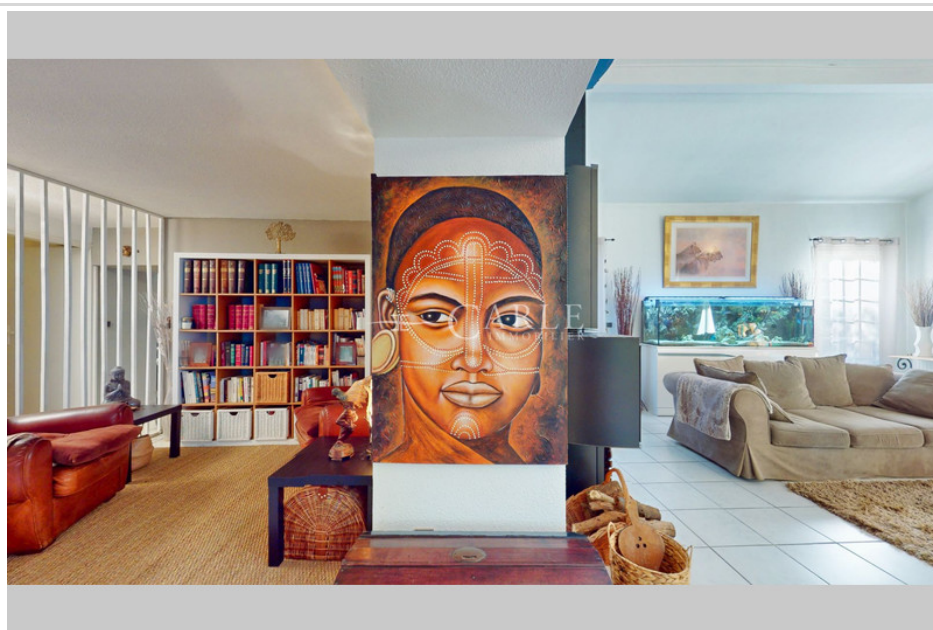
1 garage

4 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : F

Document non contractuel



Mansion 204 Loyettes

Undeniable charm of this beautiful property in a picturesque location on the banks of the Rhône, it will seduce you with the privileged environment which will offer you the well-being of a peaceful life. This beautiful residence of character offers a living area of 300 m² + 80 m² of convertible attic + 1410m² of land for building and swimming pool with garage and outbuildings. The garden is well exposed south west, very well planted with magnolia, ginkgo, acacias, bamboos which allow you to be well insulated without being overlooked with outbuildings, garage and motorized gate. This residence offers you the opportunity to have guest rooms in high demand in the area. As the land is completely buildable, it is possible to divide the 338m² land at the bottom of the garden with a second entrance to make an investment or allow you to lower the initial price. You have understood that it has potential! As soon as you enter, you will appreciate the spacious and bright living spaces, a library area followed by a magnificent, very bright cathedral living room/living room with a wood stove which is very popular on evenings. winter, a large dining room with access to the partly covered terrace in the immediate vicinity of the independent and fully equipped kitchen. A toilet and a laundry area complete the ground floor. Upstairs, you will discover 4 spacious bedrooms including a master suite (with its shower and corner bathtub). The bedrooms each have a large well sunbeared. You will also find a very well integrated office space and



will drop you off at the large Tignes Jarmeyzieu shopping center (60 shops) which is five minutes away by car. Proximity: GOLF Club de Lyon (Villette d'Anthon) and Lyon Saint Exupéry Airport. 35 minutes from Lyon and 1h30 from Geneva, direct motorway. Between two medieval cities: Perouges and Cremieu. You will be seduced by this haven of tranquility and peace in a small village where life is good. Fees and charges :

