

1 249 000 €

Contact agency  
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**For sale property**

**11 rooms**

**Surface : 285 m<sup>2</sup>**

**Surface of the living : 70 m<sup>2</sup>**

**Surface of the land : 11480 m<sup>2</sup>**

**Year of construction : 2012**

**Exposition : Sud ouest**

**View : Sans vis à vis**

**Hot water : Electrique**

**Inner condition : excellent**

**External condition : GOOD**

**Couverture : tiling**

**Features :**

POOL, fireplace, Bedroom on ground floor,  
double glazing, CALM, Automatic gate

7 bedroom

2 terraces

1 bathroom

1 shower

2 WC

2 garage

10 parkings

**Energy class (dpe) : C**

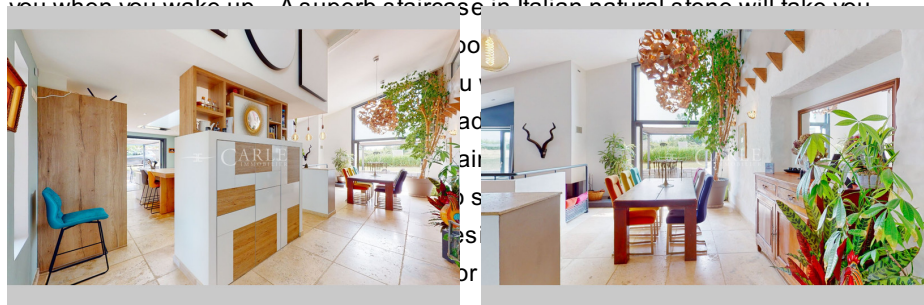
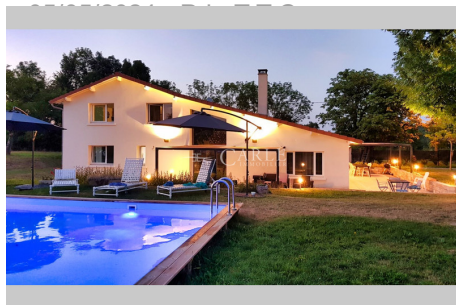
**Emission of greenhouse gases (ges) : A**

Document non contractuel



## Property 195 Saint-Pierre-de-Chandieu

Exceptional old farmhouse of 285 m<sup>2</sup> on land of 11,480 m<sup>2</sup> Are you looking for authenticity, cachet, beautiful interior spaces in a green setting? This old farmhouse from the 1900s, completely renovated in 2012 with taste and noble materials, will seduce you both by the quality of its services and by the beauty and calm of its environment. Ideally located on the border between Saint Pierre de Chandieu, Valencin and Heyrieux, you will benefit from a natural, calm setting, without vis-à-vis, while remaining close to the services and shops offered by these 2 municipalities. Enter the hall bathed in light which is reflected on the travertines and discover a large living space of 70 m<sup>2</sup> designed to enjoy the exteriors inside thanks to beautiful bay windows opening onto a first terrace and the swimming pool... The dining room located in front of this bay will allow you to play with the weather to easily move from inside to outside. A few steps will bring you to the lounge area where you can enjoy the Zimbabwe slate fireplace by the fire. The kitchen open to this space and cleverly separated by a storage wall will also offer you a second terrace as an extension of the table integrated into the central plot. A lighted glass slab will allow you to contemplate the well which is in the corner of the kitchen. Still on one level, the master suite with its bathroom, dressing room and office also benefits from a bay window to admire the deer that will welcome you when you wake up. A superb staircase in Italian natural stone will take you



and possibly a kitchen with living room in one of the 2 garages. Let's end the presentation of this exceptional property in style with a non-exhaustive list of all the services you can enjoy. Aluminum bay windows with brick partition and two-tone, two-tone aluminum tilt-and-turn joinery with hidden hinges, travertine floor, stone staircase Italian kitchens, made-to-measure Nobilia kitchen, 90 cm Ruegg model 16/9 fireplace with brick partition with Zimbabwe slate rim, alarm, video

surveillance, videophone with remote management application, reversible heat pump heating with floor base, micro station Tricel treatment with fixed bacteria, adobe walls on the original part and one-piece brick on the extension,... Don't wait any longer to discover this property through the virtual tour that we will be happy to send you on request... Developer friends don't get carried away, the plot is not divisible, 3759 m<sup>2</sup> are assigned to the house and the rest is on SAFER land. Information on the risks to which this property is exposed is available on the Georisques website: [www.georisques.gouv.fr](http://www.georisques.gouv.fr)

Fees and charges :

1 249 000 € fees included