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Exceptional Property combining Charm and History in the heart of the Pierres...

Alix , Rhône , Auvergne-Rhône-Alpes



€1,400,000

inc. of agency fees

6 Beds 2 Baths 365 sqm 0.5 ha

Located just 30 minutes from Lyon and 15 minutes from Villefranche-sur-Saône, in the heart of the Pierres Dorées, this exceptional 11th century property represents the perfect union between the history,...

At a Glance

Reference MFH-EAL4384EL-1
Bed 6
Land 0.5 ha

Near to Alix
Bath 2
Pool Yes

Price €1,400,000
Hab.Space 365 sqm
Land Tax N/A

Property Description

Located just 30 minutes from Lyon and 15 minutes from Villefranche-sur-Saône, in the heart of the Pierres Dorées, this exceptional 11th century property represents the perfect union between the history, comfort and charm of Beaujolais. Ideally positioned on a plot of nearly 2070 sqm, this property is a true architectural gem offering a breathtaking view of the surrounding nature. The main castle, completely renovated and with a

living area of 350 sqm spread over several levels, offers a spacious and comfortable living space. It houses six generous bedrooms, including a magnificent master suite, as well as a large, bright reception room, offering pleasant views. In addition, two bathrooms and two shower rooms are fitted out for the comfort of residents. The thoughtfully designed tower serves as bathrooms and offices, adding a touch of elegance and functionality to the property. In addition, an adjoining house, with an area of more than 120 sqm spread over 3 levels, and to be renovated, offers possibilities for extension and creation of gîtes or guest rooms. A 60 sqm caretaker's house, also to be renovated, can serve as a separate workspace or guest accommodation, offering flexibility of use. A heated salt pool, equipped with a roller shutter, is an ideal place to relax and enjoy sunny days. A garage, workshops and a courtyard complete the facilities, offering daily practicality and functionality. Finally, a non-adjoining plot of land of 2908m² is located near the castle. Ideal as a family property or for gîte and bed and breakfast projects, this human-scale castle offers a unique opportunity to create an unforgettable story in an enchanting setting. ENERGY CLASS: C / CLIMATE CLASS: A

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR3,270 and EUR4,480

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,400,000

Key Information

Internal Area:	365 sqm
Land Area:	0.5 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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