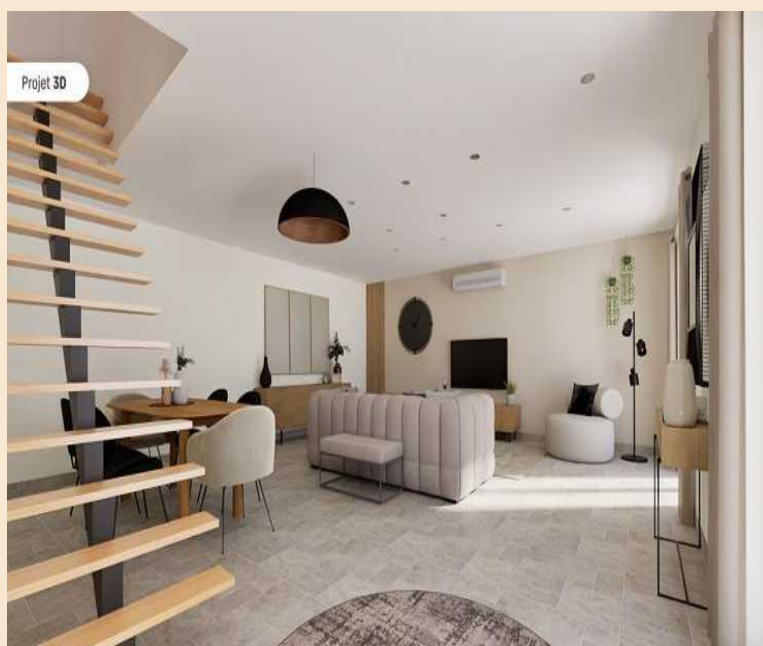


## Completely renovated mansion

**Briord , Ain , Auvergne-Rhône-Alpes**



**€460,000**

inc. of agency fees

6 Beds 1 Baths 195 sqm 0.07 ha

Located in the heart of the center of the magnificent village of Briord, this Bourgeois house from 1800, completely renovated in 2023, takes place on a plot of 7400m2 with a view of the Rhône. The entrance,...

### At a Glance

Reference	MFH-EAL5246	Near to	Briord	Price	€460,000
Bed	6	Bath	1	Hab.Space	195 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

### Property Description

Located in the heart of the center of the magnificent village of Briord, this Bourgeois house from 1800, completely renovated in 2023, takes place on a plot of 7400m2 with a view of the Rhône. The entrance, magnified by the high ceilings, reveals a beautiful living room mixing the charm of the old and the comfort of the modern. The kitchen extends the living space and offers beautiful light. A laundry room and a toilet complete the ground floor. The 1st floor consists of four beautiful bedrooms which share a bathroom and on the half level also offers two master bedrooms which can accommodate a bathroom and a games room. A

garage and a convertible outbuilding adjoining the property. On the garden side, completely enclosed and perfectly exposed, there is a terrace, a flat grassy area, and two parking lots with the possibility of installing a carport. A true jewel in the heart of Briord, this house will delight its future guests looking for an exceptional place to live. 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 EUR1,480 and EUR2,050

Summary

Property type:	House
Bedrooms:	6
Bathrooms	1
Price	€460,000

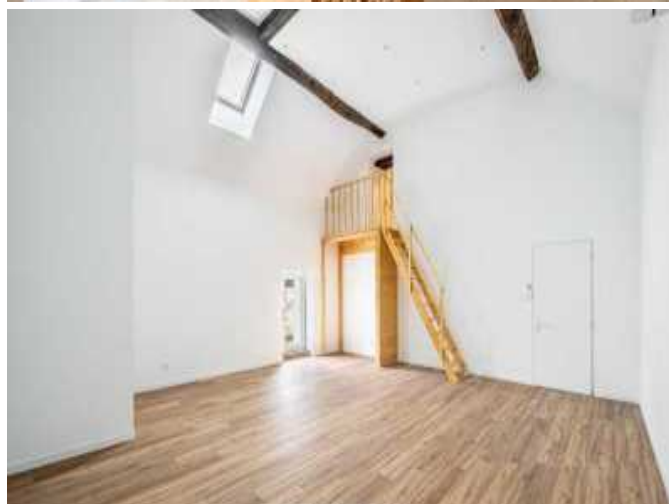
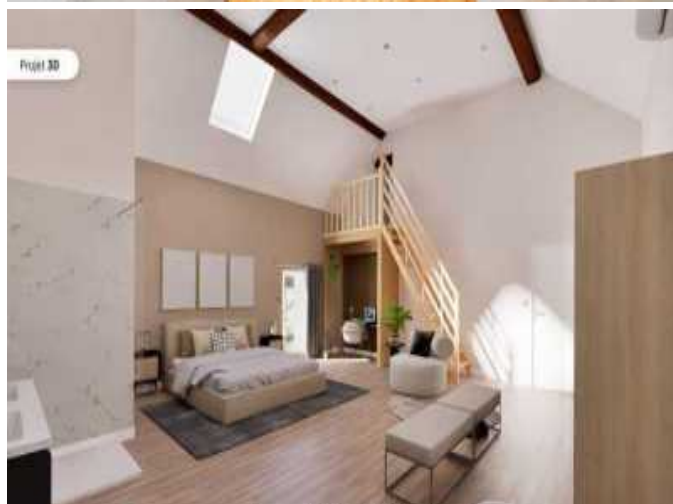
Key Information

Internal Area:	195 sqm
Land Area:	0.07 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



## Gallery







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**C. BAUER – Sunday Times**

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