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## Old renovated barn with main residence, gîte, and guest rooms

**Messimy Sur Saone , Ain , Auvergne-Rhône-Alpes**



# €1,150,000

inc. of agency fees

**6 Beds      430 sqm      0.34 ha**

Perfectly suited to initiating a professional activity or hosting a family reunion, this old farm of more than 400 sqm, located in a charming little village just 5 minutes from the shops and the towpath...

### At a Glance

<b>Reference</b>	MFH-EAL5768	<b>Near to</b>	Messimy Sur Saone	<b>Price</b>	€1,150,000
<b>Bed</b>	6	<b>Pool</b>	Yes	<b>Hab.Space</b>	430 sqm
<b>Land</b>	0.34 ha			<b>Land Tax</b>	N/A

### Property Description

Perfectly suited to initiating a professional activity or hosting a family reunion, this old farm of more than 400 sqm, located in a charming little village just 5 minutes from the shops and the towpath on the banks of the Saône, is built on a plot of 3402 sqm.

It includes a main residence, a gîte and guest rooms, each with its own access. The main residence has, on the ground floor, a harmonious distribution, with on one side a dining room, a fully equipped kitchen and a toilet, and on the other a living room, a library or office , as well as a bright glazed living room opening onto the garden, the terrace and the swimming pool.

Upstairs, four large bedrooms with three bathrooms and toilets, two of which can be used as guest rooms, offer a comfortable space . A second staircase leads down to the library. The cottage, with its living/dining room and open kitchen, elegantly combines modernity and old-world charm. Upstairs, two beautiful air-conditioned bedrooms, one with mezzanine and shower room with toilet, the other with bathroom and toilet, offer a pleasant relaxation space.

An independent office as well as a workshop, a laundry room with its linen room, a technical room near the swimming pool as well as a large sheltered space for cars complete this property.

Nestled in peace, in the heart of lush greenery, a few minutes walk from the banks of the Saône, this property will delight nature lovers, offering endless possibilities for fishing, walks and moments of relaxation.

**HOUSING PART ENERGY CLASS: E / CLIMATE CLASS: D.**

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 3560 euros and 4890 euros.

**COTTAGE PART ENERGY CLASS: D / CLIMATE CLASS: B.**

Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between 1880 euros and 2590 euros.

Summary

Property type:	House
Bedrooms:	6
Price	€1,150,000

Key Information

Internal Area:	430 sqm
Land Area:	0.34 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery













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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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