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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

Reference MFH-EAL5768 **Near to** Messimy Sur Saone **Price** €1,150,000

Bed 6 **Pool** Yes **Hab.Space** 430 sqm

Land 0.34 ha Land Tax 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 airconditioned 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











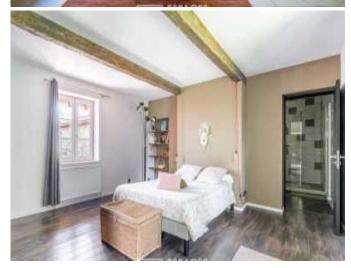


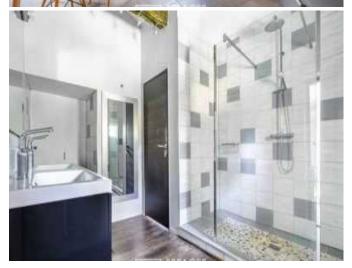






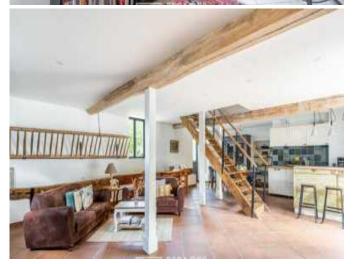






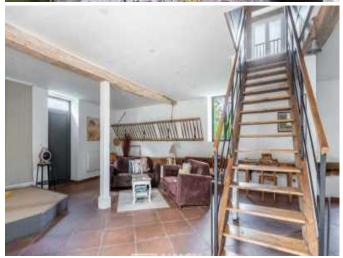


















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S. and L. BROWN



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