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## Golden stone house with swimming pool

Lacenas , Rhône , Auvergne-Rhône-Alpes



**€890,000**

inc. of agency fees

4 Beds

260 sqm

0.18 ha

Located in the town of Lacenas, this golden stone building, built on a plot of 1,814 sqm, offers a living area of 260 sqm. Its privileged location, close...

### At a Glance

**Reference** MFH-EAL9561-1

**Bed** 4

**Land** 0.18 ha

**Near to** Lacenas

**Pool** Yes

**Price** €890,000

**Hab.Space** 260 sqm

**Land Tax** N/A

### Property Description

Located in the town of Lacenas, this golden stone building, built on a plot of 1,814 sqm, offers a living area of 260 sqm. Its privileged location, close to shops, transport and schools, makes it an ideal living environment, both for a family and for a couple looking for peace and quiet.

On the living side, the house is composed of a beautiful living room bathed in light, a fully equipped independent kitchen and a vat room transformed into a reception room with games area and bar, perfect for

entertaining family and friends. An office with library completes this friendly space. On the night side, four bedrooms share three bathrooms.

Thanks to a clever interior layout, some rooms can be transformed into guest rooms with private bathroom and direct access to the outside, thus offering additional accommodation potential. Numerous outbuildings enrich the whole, including a 24m<sup>2</sup> vaulted cellar, a 50m<sup>2</sup> laundry storage area and a 36sqm technical room located above the double carport, which can be converted into an office.

Solar panels installed in 2022 provide a clean and sustainable source of energy to the house. The garden seduces with its friendly atmosphere, with a pétanque court and a heated 10 x 5 m swimming pool, all enhanced by large west-facing terraces. Ideal location, generous volumes and perfect general condition make this house a rare and sought-after property.

DPE in progress

Summary

Property type:	House
Bedrooms:	4
Price	€890,000

Key Information

Internal Area:	260 sqm
Land Area:	0.18 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery











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