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## Golden Stone House in the Heart of Old Collonges

Collonges Au Mont D Or , Rhône , Auvergne-Rhône-Alpes



**€830,000**

inc. of agency fees

4 Beds      228 sqm      0.06 ha

In the heart of the highly sought-after area of old Collonges-au-Mont-d'Or, in a confidential and charming environment, is revealed this authentic golden...

### At a Glance

**Reference** MFH-EAL10182

**Bed** 4

**Land** 0.06 ha

**Near to** Collonges Au Mont D Or

**Pool** Yes

**Price** €830,000

**Hab.Space** 228 sqm

**Land Tax** N/A

### Property Description

In the heart of the highly sought-after area of old Collonges-au-Mont-d'Or, in a confidential and charming environment, is revealed this authentic golden stone house of 228 sqm, including a separate 20 sqm studio, all nestled on a landscaped plot of 600 sqm with a swimming pool. From the entrance, the tone is set: an intimate courtyard precedes the discovery of the house, preserving the privacy of its inhabitants. The ground floor accommodates a vast living room of 50 sqm, bathed in light and imbued with the character of the old, a bedroom, as well as a bathroom. A superb stone staircase leads to the upper floor, which opens directly onto the main garden and the swimming pool. This level, the true heart of the house, offers a semi-open kitchen on an elegant dining room, ideal for entertaining. Three additional bedrooms and a bathroom complete this warm and family-friendly living space. A separate 20 sqm studio with a kitchenette and bathroom opens up a range of possibilities: guest space, professional office, short-term rental... Outside, the landscaped garden offers a veritable green setting, in absolute calm, enhanced by a perfectly integrated swimming pool. The place invites relaxation, just a few steps from the shops and walks in the Monts d'Or. The house has benefited from rigorous maintenance, including a completely redone and insulated roof 8 years ago. A rare property, with undeniable character, which will appeal to lovers of authentic living spaces and confidential atmospheres, in search of a peaceful daily life just a stone's throw from Lyon.

### Summary

Property type:	House
Bedrooms:	4
Price	€830,000

### Key Information

Year Built:	1800
Internal Area:	228 sqm
Land Area:	0.06 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Auvergne-Rhône-Alpes





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**S. and L. BROWN**



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