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## Charming 1800 house, completely renovated

**Saint Romain Au Mont D Or , Rhône , Auvergne-Rhône-Alpes**



**€595,000**

inc. of agency fees

3 Beds 1 Baths 115 sqm 0.01 ha

Hidden away in a quiet lane in the sought-after village of Saint-Romain-au-Mont-d'Or, this characterful golden stone house of 181 sqm (115 sqm of living...

### At a Glance

**Reference** MFH-EAL10881

**Bed** 3

**Land** 0.01 ha

**Near to** Saint Romain Au Mont D Or

**Bath** 1

**Pool** No

**Price** €595,000

**Hab.Space** 115 sqm

**Land Tax** N/A

### Property Description

Hidden away in a quiet lane in the sought-after village of Saint-Romain-au-Mont-d'Or, this characterful golden stone house of 181 sqm (115 sqm of living space) is a real favorite.

Completely redesigned in 2021 by an interior designer, it skillfully combines authenticity and modernity, through a demanding renovation and refined bohemian decoration, where every detail has been carefully considered. The entrance opens onto a bright 47 sqm living room, facing southwest / northeast. The open kitchen, friendly and inspired, dialogues with a warm living room dressed in raw materials and soft hues. The whole opens onto a south-facing wooden terrace, intimate and not overlooked, bordered by golden stone walls: a true corner of paradise in peace, ideal for extending summer evenings. Upstairs, two cozy bedrooms and a large, light-filled bathroom offer elegant comfort with views of the surrounding hills. The top floor under the eaves features a charming room with storage, perfect for a spare bedroom, an office, or a creative space. The ground floor, rare in this type of property, offers a major asset: a closed garage, a laundry room, a separate toilet, a large storage area, and a superb vaulted wine cellar, ideal for wine lovers. This unique house, in the heart of the village, seduces with its bohemian spirit, its architectural character, and its exceptional location in the immediate vicinity of the cycle paths leading to Lyon, the hiking trails, and the amenities of Couzon-au-Mont-d'Or. A rare, lively, and inspired place. For lovers of charm and authenticity. ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR2,050 and EUR2,830 (subscription included)

Summary

|                |          |
|----------------|----------|
| Property type: | House    |
| Bedrooms:      | 3        |
| Bathrooms      | 1        |
| Price          | €595,000 |

Key Information

|                |         |
|----------------|---------|
| Year Built:    | 1850    |
| Internal Area: | 115 sqm |
| Land Area:     | 0.01 ha |
| Has a Garden   | Yes     |

Location: Auvergne-Rhône-Alpes



## Gallery













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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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