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Character house and its swimming pool

Saint Germain Au Mont D Or , Rhône , Auvergne-Rhône-Alpes



€799,000

inc. of agency fees

5 Beds 245 sqm 0.03 ha

Overlooking the village of Saint-Germain-au-Mont-d'Or, this superb 245 sqm character house offers a true haven of peace with breathtaking views of the...

At a Glance

Reference MFH-EAL10312

Bed 5

Land 0.03 ha

Near to Saint Germain Au
Mont D Or

Pool Yes

Price €799,000

Hab.Space 245 sqm

Land Tax N/A

Property Description

Overlooking the village of Saint-Germain-au-Mont-d'Or, this superb 245 sqm character house offers a true haven of peace with breathtaking views of the village. Built over a cellar, this property boasts numerous rooms and remarkable development potential. On the ground floor, a modern open-plan kitchen extends into a bright and spacious living room, perfect for entertaining. A welcoming bedroom completes this living space. Upstairs, a beautiful passageway leads to three bedrooms, including a particularly spacious and intimate master suite, ideal for recharging your batteries. A second bathroom completes the sleeping area. The top of the tower houses an additional room, which can be used as an office, a spare bedroom, or an observation area, and offers breathtaking panoramic views. The adjoining cottage is a real asset of this house. It can be made independent and features a comfortable living room, a bedroom, and a bathroom on the first level. Upstairs, two additional bedrooms can accommodate family and friends in a pleasant and functional setting. Outside, the garden overlooks the village and hosts a swimming pool, providing an ideal relaxation area to enjoy sunny days. A detached plot of land is also available, allowing the creation of a practical and secure parking space. This unique house stands out for its living space, its development potential and its calm and serene living environment, just 20 minutes from Lyon. Property subject to the status of co-ownership: 2 lots Annual charges: 0 ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR4,360 and EUR5,940 -

Condominiums of 2 units (No proceedings in progress).

Summary

Property type:	House
Bedrooms:	5
Price	€799,000

Key Information

Internal Area:	245 sqm
Land Area:	0.03 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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