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## Stone house with a view of the Monts du Lyonnais in a bucolic setting

**Soucieu En Jarrest , Rhône , Auvergne-Rhône-Alpes**



# €860,000

inc. of agency fees

4 Beds   2 Baths   259 sqm   1.4 ha

In Soucieu-en-Jarrest, in a privileged environment just 30 minutes from Lyon, this 259sqm stone house is located in the heart of a 14,000 sqm wooded plot....

### At a Glance

<b>Reference</b>	MFH-EAL10848-1	<b>Near to</b>	Soucieu En Jarrest	<b>Price</b>	€860,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	259 sqm
<b>Land</b>	1.4 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In Soucieu-en-Jarrest, in a privileged environment just 30 minutes from Lyon, this 259sqm stone house is located in the heart of a 14,000 sqm wooded plot. Surrounded by greenery and featuring an orchard with fruit trees, it offers a clear panorama of the Monts du Lyonnais and a unique view of a Roman aqueduct, a rare heritage vestige. The entrance is through a vast hall leading to a living/dining room bathed in natural light, enhanced by large openings and exposed beams. The independent, functional kitchen opens onto the surrounding landscape. On the same level, an office with a fireplace offers an ideal space for teleworking, with direct access to the terrace.

A master suite completes this level, with a private bathroom and separate toilet. Upstairs, two comfortable bedrooms each have their own shower room and toilet, guaranteeing privacy and comfort. The 150 sqm basement accommodates a spare bedroom, a shower room, a toilet, a laundry room, a large garage and a workshop, offering numerous development possibilities. Outside, the landscaped grounds reveal wide views of the surrounding nature.

The carefully maintained green spaces, the orchard and the sunny terrace create a living space in total harmony with nature. This rare property with its authentic charm, calm atmosphere and dominant view will appeal to lovers of character and nature. The village of Soucieu-en-Jarrest, with its schools, local shops and amenities, ensures a pleasant daily life just a stone's throw from the main roads.

ENERGY CLASS: D / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR4,100 and EUR5,610

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€860,000

## Key Information

Year Built:	1970
Internal Area:	259 sqm
Land Area:	1.4 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes





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**C. BAUER – Sunday Times**



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**S. and L. BROWN**



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