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Stone cottage on the heights of Pérreon

Le Perreon , Rhône , Auvergne-Rhône-Alpes



€650,000

inc. of agency fees

8 Beds 372 sqm 0.2 ha

Located in the heart of Beaujolais, in the charming village of Perréon, this superb stone property of 510 sqm, including 372 sqm of living space, combines...

At a Glance

Reference MFH-EAL11098

Bed 8

Land 0.2 ha

Near to Le Perreon

Pool No

Price €650,000

Hab.Space 372 sqm

Land Tax N/A

Property Description

Located in the heart of Beaujolais, in the charming village of Perréon, this superb stone property of 510 sqm, including 372 sqm of living space, combines authenticity, generous volumes, and quality features. Nestled on a plot of 2,012 sqm, it offers a peaceful living environment with unobstructed views of the surrounding hills.

The main house offers approximately 257 sqm of living space. It is organized around a vast living room of 77 sqm bathed in light, with an open kitchen and direct access to the terrace, ideal for enjoying the sunny days. It includes four bedrooms, two bathrooms with walk-in showers, a functional laundry room, and a large double garage. A bright artist's studio, adjoining the house, completes the property and is ideal for creative or professional use.

Two gîtes, classified Gîtes de France 3 épis, complete the property. With a surface area of 56 sqm and 67 sqm, they offer a total of four bedrooms and two bathrooms. Perfectly integrated into the building, they allow for immediate and profitable rental activity, while being easy to manage thanks to their direct proximity to the main house.

The landscaped garden, perfectly maintained, offers a beautiful outdoor living space with a large wooden terrace of approximately 120 sqm around a secure above-ground swimming pool, ideal for sunny days. The tranquility of the place and the beauty of the panorama make it an exceptional environment for living or entertaining.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR3,490 and EUR4,780 (subscription included)

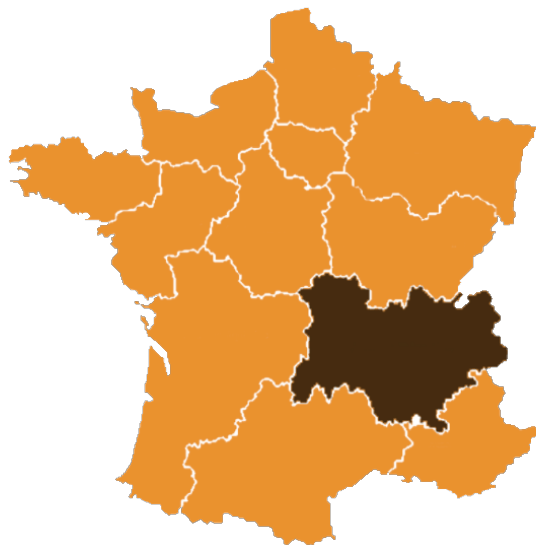
Summary

Property type:	House
Bedrooms:	8
Price	€650,000

Key Information

Internal Area:	372 sqm
Land Area:	0.2 ha

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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