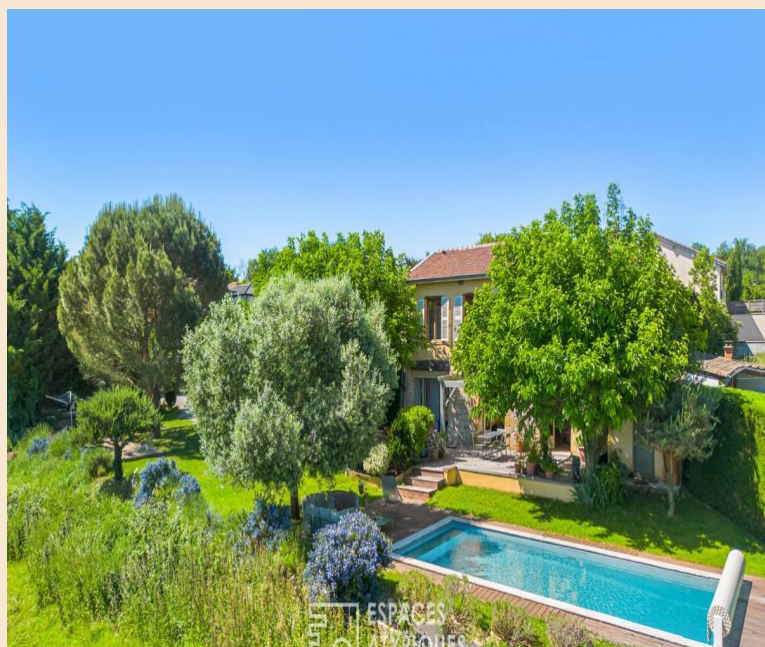


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## Renovated old farmhouse with breathtaking views of the Monts D'Or in Marcy...

**Charbonnieres Les Bains , Rhône , Auvergne-Rhône-Alpes**



# €1,095,000

inc. of agency fees

5 Beds      200 sqm      0.2 ha

Nestled in the heart of a green setting of nearly 2000 sqm, this former farmhouse, completely renovated and extended, benefits from an enchanting landscape,...

### At a Glance

**Reference** MFH-EAL9665-2

**Bed** 5

**Land** 0.2 ha

**Near to** Charbonnieres  
Les Bains

**Pool** Yes

**Price** €1,095,000

**Hab.Space** 200 sqm

**Land Tax** N/A

### Property Description

Nestled in the heart of a green setting of nearly 2000 sqm, this former farmhouse, completely renovated and extended, benefits from an enchanting landscape, offering a breathtaking view over the valley to the Monts d'Or. Here, everything is light and serenity, in absolute calm while remaining close to the center of Marcy l'Étoile and amenities as well as Parc Lacroix Laval and the Charbonnières-les-Bains train station which serves Lyon. Upon entering, a generous hall reveals on one hand, an office space bathed in light, where a large opening frames the surrounding nature like a living painting. A first master suite completes this part, providing comfort and privacy. On the other side of the hall, is the living space with a semi-open, fully equipped kitchen, extended by a discreet pantry. The harmoniously spaced living and dining rooms open wide onto the exterior, inviting contemplation and conviviality. A staircase leads upstairs, where light remains omnipresent. Four bedrooms, including a second master suite, make up this sleeping area, accompanied by a bathroom. Outside, the wooded grounds unfold their assets: a swimming pool for sunny days, a pétanque court for shared moments, and a separate workshop of over 30m<sup>2</sup> to give free rein to your desires. A house where the charm of the old dialogues with a careful renovation, designed to enhance the light and nature. A unique living space, to be discovered without delay. ENERGY CLASS: C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR2,300 and EUR3,150

### Summary

Property type:	House
Bedrooms:	5
Price	€1,095,000

### Key Information

Internal Area:	200 sqm
Land Area:	0.2 ha
Has a Garden	Yes
Swimming Pool?	Yes

### Location: Auvergne-Rhône-Alpes



## Gallery







As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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**C. BAUER – Sunday Times**

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**S. and L. BROWN**



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