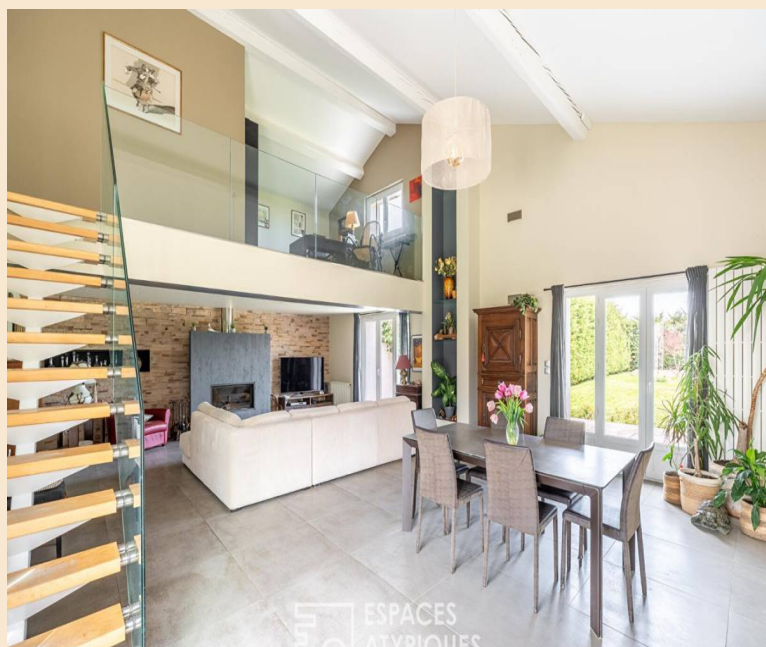


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## Renovated old farmhouse with garden and swimming pool

Reyrieux , Ain , Auvergne-Rhône-Alpes



**€699,000**

inc. of agency fees

7 Beds   2 Baths   310 sqm   0.39 ha

Located in Reyrieux, in the heart of Dombes and just 30 minutes from Lyon, this renovated farmhouse, built on a landscaped plot of 3,850 sqm, offers a...

### At a Glance

**Reference** MFH-EAL10603-1

**Bed** 7

**Land** 0.39 ha

**Near to** Reyrieux

**Bath** 2

**Pool** Yes

**Price** €699,000

**Hab.Space** 310 sqm

**Land Tax** N/A

### Property Description

Located in Reyrieux, in the heart of Dombes and just 30 minutes from Lyon, this renovated farmhouse, built on a landscaped plot of 3,850 sqm, offers a generous 310 sqm of living space. Composed of several distinct volumes, this property offers remarkable potential for a family home or a guest house project. It has 4 closed garages and numerous outdoor parking spaces, as well as a swimming pool nestled away from view.

The interior spaces reveal a subtle balance between authenticity and modernity. Old beams and high ceilings define the soul of this building, while the large openings ensure beautiful light. The volumes are generous and well distributed: a vast living room, a fully equipped kitchen, several bedrooms including a master suite, as well as multipurpose spaces that can accommodate an office, a workshop or a games room. Every corner invites projection, the adaptation of a contemporary lifestyle in a setting steeped in history.

Outside, the property opens onto a large, carefully maintained garden with trees. The swimming pool becomes a privileged relaxation area during the summer months. A shaded terrace extends the living spaces and allows you to fully enjoy the surrounding calm of this bucolic and intimate setting. With its rural charm, its quality services and the rarity of its volumes, this farmhouse embodies an atypical property, full of character. A unique place for lovers of authenticity and living spaces. 4 closed garages and numerous parking spaces.

ENERGY CLASS: D / CLIMATE CLASS: D. Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR4,220 and EUR5,830.

Summary

Property type:	House
Bedrooms:	7
Bathrooms	2
Price	€699,000

Key Information

Year Built:	1900
Internal Area:	310 sqm
Land Area:	0.39 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery







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**S. and L. BROWN**



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