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Elegant renovated mansion at the gates of the medieval town of Chatillon...

Chatillon Sur Chalaronne , Ain , Auvergne-Rhône-Alpes



€749,000

inc. of agency fees

5 Beds

228 sqm

Just a few minutes' walk from the historic center of Châtillon-sur-Chalaronne, this 1900 mansion discreetly reveals its elegance and character, nestled...

At a Glance

Reference MFH-EAL11637

Bed 5

Near to

Chatillon Sur
Chalaronne

Pool

Yes

Price €749,000

Hab.Space 228 sqm

Land Tax N/A

Property Description

Just a few minutes' walk from the historic center of Châtillon-sur-Chalaronne, this 1900 mansion discreetly reveals its elegance and character, nestled in a calm and sought-after environment, within a walled and wooded garden of nearly 2,000 sqm, sheltered from view.

Carefully renovated and subtly extended in 2019, it skillfully combines the codes of the past with today's comfort, offering bright volumes, fluid circulation and rare quality of execution, all enhanced by noble materials chosen and implemented with rigor.

Behind its classic facade reveals a warm and contemporary universe, where each space tells a story, between old parquet floors, period fireplaces, cut stone, larch framework and careful details such as copper gutters or even custom joinery. The entrance opens onto a 25 sqm reception room with parquet flooring and a wood-burning stove.

The fully equipped kitchen offers a welcoming and authentic atmosphere, extended by a discreet pantry.

It leads naturally to the contemporary extension, designed as a living space in its own right. In this light-filled extension, a 40 sqm cathedral-style living room offers spectacular volume, enhanced by large bay windows that frame the garden and invite nature in.

A small, cozy lounge softens this open space, perfect for quiet, private moments.

The hallway leads to a functional laundry room, then a 24 sqm master suite on one level with a dressing room, adjoining shower room, and bay window overlooking the exterior. Upstairs, the sleeping area consists of two spacious and bright bedrooms, one of 14.5 sqm with built-in wardrobe, the other of 18.8 sqm with dressing room, an office easily convertible into a bedroom, as well as a bathroom with double sink.

The fully converted attic extends the sleeping area with two large attic bedrooms bathed in

light thanks to the Velux windows. A shower room completes the comfort of this level. The exterior, enhanced by a swimming pool, offers multiple possibilities of arrangement, while preserving a rare feeling of calm and intimacy close to the gentle effervescence of the city center and its half-timbered houses, the market halls, schools, shops, the medical center, the music school and the racecourse.

A unique living space, designed as an obvious choice for those looking for a house of character where they can settle down without compromise, between the memory of stones and the gentleness of contemporary living

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, 2022, 2023: between EUR2,650 and EUR3,650

Summary

Property type:	House
Bedrooms:	5
Price	€749,000

Key Information

Internal Area:	228 sqm
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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