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House of character

Meximieux , Ain , Auvergne-Rhône-Alpes



€695,000

inc. of agency fees

4 Beds 2 Baths 225 sqm 0.36 ha

A renovated 19th-century schoolhouse, an exceptional property with timeless charm. In a small, peaceful village, just 6 km from Meximieux and its train...

At a Glance

Reference MFH-EAL11067

Bed 4

Land 0.36 ha

Near to Meximieux

Bath 2

Pool Yes

Price €695,000

Hab.Space 225 sqm

Land Tax N/A

Property Description

A renovated 19th-century schoolhouse, an exceptional property with timeless charm. In a small, peaceful village, just 6 km from Meximieux and its train station, which connects Lyon Part-Dieu in just 25 minutes, this characterful residence, built in 1870, captivates with its history and authenticity. A former schoolhouse, elegantly renovated, it offers 225 sqm of living space plus an insulated and heated attic space that can be converted to suit your tastes. Upon entering, the old-world charm is revealed through a magnificent living room, created from the former classroom. The 3.50-meter ceiling height, the real oak parquet flooring, the large double-aspect windows, and the light flooding in give this space a unique atmosphere. A majestic cut-stone fireplace reinforces the character of the place. The dining room, with a second fireplace and an Italianate ceiling, extends this warm ambiance. The semi-open kitchen, preserving its original terracotta floor, combines charm and conviviality. A toilet completes this level. The upper floor accommodates four spacious bedrooms, including a master suite with bathroom. A separate bathroom and a second toilet complete this sleeping area, where each room reveals beautiful volumes and a serene atmosphere. The attic, already insulated and heated, offers additional development potential for additional bedrooms, a games room, or a relaxation area. A vast basement completes this residence, with a laundry room, storage space, and a wine cellar ideal for wine lovers. Outside, the 3,600 sqm walled grounds offer a true haven of peace. A magnificent driveway lined with century-old plane trees leads to the property. The 12x6 meter swimming pool promises delightful moments of relaxation. A workshop, a bread oven, a covered courtyard, and a carport add to the functionality and charm of the estate. A unique property, where the character of the old combines with modern comfort, for an exceptional living environment combining calm and authenticity. A real favorite. ENERGY CLASS: D / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from the energy prices for the year 2021, 2022 and 2023: between EUR4,430 and EUR6,060

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€695,000

Key Information

Year Built:	1860
Internal Area:	225 sqm
Land Area:	0.36 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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