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Old farmhouse renovated with charm and authenticity in the countryside

Chaleins , **Ain** , **Auvergne-Rhône-Alpes**



€655,000

inc. of agency fees

5 Beds 1 Baths 300 sqm 0.26 ha

Located in Chaleins, in a peaceful hamlet, just 10 minutes from Villefranche-sur-Saône, this renovated farmhouse offers generous living space in the heart...

At a Glance

Reference MFH-EAL10921

Bed 5

Land 0.26 ha

Near to Chaleins

Bath 1

Pool Yes

Price €655,000

Hab.Space 300 sqm

Land Tax N/A

Property Description

Located in Chaleins, in a peaceful hamlet, just 10 minutes from Villefranche-sur-Saône, this renovated farmhouse offers generous living space in the heart of a 2,600 sqm wooded plot, with no overlooked views. The interior spaces retain all the charm of the period, enhanced by noble materials and high ceilings. The kitchen, opening onto the main terrace, combines country style and functionality and blends harmoniously with the other living areas. The spacious living room, bathed in light thanks to its south-facing orientation, opens onto a second, more intimate terrace. Exposed beams, natural stone floors, and wooden joinery create a warm and authentic atmosphere. A spacious cellar will delight wine lovers. Upstairs, the five bedrooms offer great development prospects, whether for family life or a guest house project. Two shower rooms and a bathroom complete this sleeping area. Outside, the vast landscaped garden, with no overlooked views, enjoys unobstructed views of the Beaujolais hills. A swimming pool enhances sunny days, while several reconstituted stone terraces invite you to relax at any time of day. Numerous outbuildings, a workshop, a garage, and storage spaces complete this property. A unique place, where each space tells a story, between rural character and meticulous features. This renovated farmhouse seduces with its rarity, its authenticity, and its preserved environment. DPE (Energy Performance Certificate) currently being completed.

Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€655,000

Key Information

Year Built:	1800
Internal Area:	300 sqm
Land Area:	0.26 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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