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Bourgeois house in the heart of a former wine-growing estate with a wooded...

Charentay , Rhône , Auvergne-Rhône-Alpes



€550,000

inc. of agency fees

7 Beds

239 sqm

Former winemaker's house: A place of character with multiple possibilities just a few steps from the village, in the heart of a preserved environment,...

At a Glance

Reference MFH-EAL11924

Near to Charentay

Price €550,000

Bed 7

Pool No

Hab.Space 239 sqm

Land Tax N/A

Property Description

Former winemaker's house: A place of character with multiple possibilities

Just a few steps from the village, in the heart of a preserved environment, this former winegrower's estate displays all the charm of an authentic residence, shaped by time and the know-how of yesteryear.

Behind its discreet facade, this building with generous volumes is structured around several levels, poetically blending old stones, fireplaces, beams and original features.

The ground floor offers a beautiful bright living space with fireplace, a separate kitchen, a spacious bedroom with bathroom, as well as a set of rooms to live in or reinvent according to your wishes: games room, office, winter lounge, workshop, guest room ...

Upstairs, the bedrooms follow one another, all bathed in natural light, some with a water point, others with independent access or built-in cupboards.

A half-level reveals a vast attic with impressive volumes, overlooking an authentic cellar, a living vestige of the wine-growing activity of the property.

The outbuildings: vat room still in use a few years ago, vaulted cellar, large garage, offer many possibilities: creation of a gîte, reception area, creative space or simply a storage space for wine lovers.

Finally, a wooded park surrounds the house, leaving room for the imagination: vegetable garden, orchard, ornamental garden or relaxation area.

A rare property, steeped in history, to reinvent according to your dreams, in a peaceful and inspiring setting.

ENERGY CLASS: F / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR6,000 and EUR8,170

Summary

Property type:	House
Bedrooms:	7
Price	€550,000

Key Information

Internal Area:	239 sqm
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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