

Click to view MFH-EAL3227EL

Exceptional residence in golden stones

Cogny, Rhône, Auvergne-Rhône-Alpes



€1,390,000

inc. of agency fees

6 Beds 2 Baths **700** sqm **0.12** ha

Located in the heart of the charming village of Cogny, close to all amenities and just 15 minutes from Villefranche sur Saône, this 700sqm residence is built on a 1200sqm wooded plot with swimming pool....

€1,390,000

Hab.Space 700 sqm

At a Glance

Land

Reference MFH-EAL3227EL Near to

Cogny

Bed Bath

Price

Land Tax N/A Pool Yes

Property Description

0.12 ha

Located in the heart of the charming village of Cogny, close to all amenities and just 15 minutes from Villefranche sur Saône, this 700sqm residence is built on a 1200sqm wooded plot with swimming pool.

From the entrance, the character and the history of this building are clearly asserted by the French ceilings, the stone floors, the original parquet floors and the marble fireplaces. The first level, dedicated to living rooms, hosts a large living room, a reception room and a large fitted kitchen. As an extension of these spaces, the tree-lined garden with swimming pool and the huge terrace offer an exceptional view of the Monts du Lyonnais. A first bedroom and a laundry room complete this level. A magnificent stone staircase leads upstairs where there are five bedrooms, two bathrooms and a shower room. The last two floors can be fitted out according to your wishes and offer a potential surface of 300sqm.

The charm and the exceptional volumes, combined with the location, make this house a unique place. 200sqm of cellars.

Convertible outbuildings of 145sqm. Closed garage for two cars.

DPE in progress

Summary

Property type: House Bedrooms: 6
Bathrooms 2

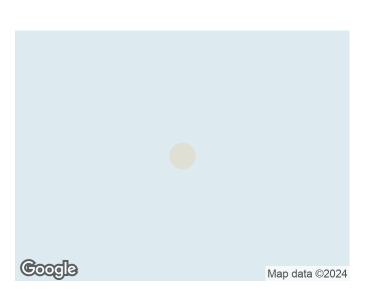
Price €1,390,000

Key Information

Year Built: 1769
Internal Area: 700 sqm
Land Area: 0.12 ha
Has a Garden Yes
Swimming Pool? Yes

Location: Auvergne-Rhône-Alpes





Gallery







































Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved