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## 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....

### At a Glance

**Reference** MFH-EAL3227EL

**Bed** 6

**Land** 0.12 ha

**Near to** Cogny

**Bath** 2

**Pool** Yes

**Price** €1,390,000

**Hab.Space** 700 sqm

**Land Tax** N/A

### Property Description

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











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