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Completely renovated stone building

Mornant , Rhône , Auvergne-Rhône-Alpes



€735,000

inc. of agency fees

4 Beds 2 Baths 240 sqm 0.01 ha

In the charming town of Mornant, southwest of Lyon, this old 240sqm farmhouse is located about ten minutes on foot from the village center and all its amenities. Behind an anonymous portal hides a warm...

At a Glance

Reference MFH-EAL4137EL-1

Bed 4

Land 0.01 ha

Near to Mornant

Bath 2

Pool No

Price €735,000

Hab.Space 240 sqm

Land Tax N/A

Property Description

In the charming town of Mornant, southwest of Lyon, this old 240sqm farmhouse is located about ten minutes on foot from the village center and all its amenities. Behind an anonymous portal hides a warm and refined universe. Found here and there, the furnishings unequivocally recall the former purpose of this building without forgetting the requirements of current comfort. Organized around an interior courtyard of 80sqm, the stone house rises on three levels. From the entrance, the main line of this renovation is asserted: the cement tiles on the floor echo the ceiling and the exposed beams. Dining area and living rooms come

together to form a warm and friendly 65sqm ensemble. A laundry room completes this first space. It is via a sublime wooden staircase that we access the upper floor where the sleeping area reveals 2 large bedrooms sharing a bathroom. A corridor, designed as a reading space, leads to a 17sqm office lit by a strip of glass roof overlooking the interior courtyard. Taking place under the ridge, the master suite, designed in a bohemian chic spirit, brings together a sleeping area, bathroom and dressing room. Accessible from the outside, the hosts have created a place that is as astonishing as it is unsuspected. A decorative element in its own right, the frame, cleverly married to the stone walls and the polished concrete floor, houses a unique reception area where family reunions as well as evenings with friends will be unforgettable. Adjoining this space, a large bedroom takes place. On 145sqm, volumes left raw allow you to create storage areas or give free rein to the most daring ideas of future guests. This old farmhouse has given way to a secret and comfortable family home in a village between town and countryside. ENERGY CLASS: D / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,490 and EUR3,460 Information on the risks to which this property is on display and is available on the Géosphères website:

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€735,000

Key Information

Internal Area:	240 sqm
Land Area:	0.01 ha

Location: Auvergne-Rhône-Alpes



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