



Alix - Châtelain residence steeped in history and renovated 350 m² - 2070 m²
of land - 6 bedrooms



SELLING PRICE : €1,400,000

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69006 Lyon



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29, quai Saint-Antoine
69002 Lyon

1, place de la Croix-Rousse
69004 Lyon

6, place de la Libération
69130 Écully

DESCRIPTION

This exceptional property, classified as an outstanding architectural feature of the landscape and tastefully renovated by a passionate owner, retraces part of the history of the romantic Château de Marzé, part of the Pierres Dorées heritage since the 11th century.

The main house, whose architecture includes one of the towers of the former château, has been completely renovated and offers 350 m² of living space spread over three levels.

The entrance hall opens onto a spacious reception room - living room and separate kitchen.

Each of the two upper floors has three spacious bedrooms, two of which are en suite.

The terrace, which includes the swimming pool, faces south-west and overlooks the garden, offering uninterrupted views.

A garage, a car port and a workshop in the two courtyards complete the features of this residence.

An adjoining house and caretaker's cottage offer the possibility of creating a rental investment or guest rooms.

The entire property is set in almost 2,070 m² of land, plus an additional, separate plot of 2,908 m².

Ideally located just 30 minutes from Lyon and Mâcon TGV station with links to Paris. Agency fees payable by vendor - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 3270€ ~ 4480€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques :

www.georisques.gouv.fr

FEATURES

Type de bien:	House	Surface:	350.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€2,500.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	9 rooms
NB de chambres:	6 bedrooms	Honoraire à la charge:	from the seller		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : C 169kWh/m².year

Indice d'émission de gaz à effet de serre (GES) : A kg CO₂/m².an

Estimated amount of annual energy expenditure for standard use:
entre \$3,270.00 et \$4,480.00

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