



Pollionnay - Renovated farmhouse 247 square meters - Three bedrooms and a master suite - fitted kitchen - living room - dining room - study - games room - patio - 2500 square meters garden



SELLING PRICE : €1,190,000

EMAIL : LYON@BARNES-INTERNATIONAL.COM

SOLE AGENCY

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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

EXCLUSIVE - In a peaceful setting not overlooked. Renovated farmhouse dating from 1873, with quality fixtures and fittings.

Enter into this beautiful paved courtyard giving access to a 70 m2 reception room, adjoining a vaulted room, you will also find a garden as well as a second private entrance and its terrace.

On the first floor, an entrance hall leads to the lounge with its French-style ceiling, double aspect with a stone fireplace in working order overlooking the porch and its garden.

A double aspect dining room, opening onto a large fully equipped kitchen with direct access to the sheltered patio. (overlooking the Alps and the inner courtyard).

In the sleeping area, you will find a first bedroom with fitted wardrobes and old wood panelling overlooking the parklands, a second bedroom with double aspect, overlooking the village of Sainte-Consoce, a bathroom (whirlpool bath and Italian shower), a third bedroom, as well as a vast 35 m2 master suite with double aspect and its own private terrace. 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 : 4330€ ~ 5910€ - Pascal GORSE - Agent commercial - EI - RSAC Lyon 821691276

FEATURES

Type de bien:	House	Surface:	247.0 m ²	Terrain:	2500.0 m ²
Charges:	-	Périodicité des charges:	€0.00	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,342.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	7 rooms
NB de chambres:	4 bedrooms	Honoraire à la charge:	from the seller		

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr

ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 298kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$4,330.00 et \$5,910.00

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