



Saint Etienne-la-Varenne - Beaujolais - Old house of 330 sqm and its outbuildings - Land of 1 500 sqm - 7 bedrooms

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SELLING PRICE : Sold

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SOLE AGENCY

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1, place de la Croix-Rousse  
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6, place de la Libération  
69130 Écully

## DESCRIPTION

<p>EXCLUSIVITY - BEAUJOLAIS - SAINT-ETIENNE-la-VARENNE. Located in Saint-Etienne-la-Varenne, this old house to renovate of 330 sqm on several levels is composed of a reception room, a dining room, a kitchen, a billiard room, a second living room and an office.</p>

<p>It is equipped with a living room of 30 sqm, with dining room, with a kitchen/dining room, with a swimming pool, with a terrace and with 2 parkings. </p>

<p>An independent dwelling of 75 sqm composed of a living room, 2 bedrooms and a shower room, is rented until July 2021.</p>

<p>An old vatting house of 50 sqm, and other outbuildings complete this property, as well as a plot of land of 1 500 sqm.</p>

<p>It offers a beautiful potential with a possibility of division or guest rooms, with two accesses.</p>

<p>This property is 2 km from the village and 10 km from an exit of the A6 motorway.</p>

Agency fees payable by vendor - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr) - Sophie BASSET-CHERCOT - Agent commercial - EI - RSAC Lyon 843473547

# FEATURES

Type de bien:	House	Surface:	330.0 m <sup>2</sup>	Terrain:	1500.0 m <sup>2</sup>
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,339.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	-	Honoraire à la charge:	from the seller		

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## ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : A -3kWh/m<sup>2</sup>.year

Indice d'émission de gaz à effet de serre (GES) : A kg CO<sub>2</sub>/m<sup>2</sup>.an

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