



Vaugneray - Farmhouse - 401sqft- 6 bedrooms -Wooded land 1ha - Swimming pool



SELLING PRICE : €1,250,000

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

EXCLUSIVITE-VAUGNERAY. Magnificent 1840 farmhouse built on a wooded plot of just over 1 ha

On the ground floor a large entrance leads to an independent kitchen, a dining room, a living room with fireplace opening onto a terrace sheltered by a magnificent period glass roof

On this same level a large master suite with bathroom opening onto the garden. A laundry room.

On the first floor a hallway that can be used as an office is accompanied by 4 large bedrooms, one with a point of water, a dressing room, as well as a large room today converted into dormitory.

A bathroom .

Two unused outbuildings can be arranged, one with a small wall-enclosed orchard.

The pool is heated and secured by a roller shutter.

At the back of the house a courtyard provides access to the garage and a cellar.

This charming property will seduce you by the quality of its renovation 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 : 3407€ ~ 4600€ - Monique ROCHET - Agent commercial - EI - RSAC Lyon 439121948

FEATURES

Type de bien:	House	Surface:	400.0 m ²	Terrain:	-
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€1,291.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	8 rooms
NB de chambres:	6 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) : C 139kWh/m².year

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

Estimated amount of annual energy expenditure for standard use:
entre \$3,407.00 et \$4,600.00

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