



Beaujolais - Castle from the 15th century, approximately 526 sqm - Wooded park of 1.3 hectares - Outbuildings and Stables - 15 Rooms - 8 Bedrooms



SELLING PRICE : €1,985,000

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

DESCRIPTION

BEAUJOLAIS - VILLEFRANCHE-SUR-SAONE. Charming 19th century chateau with outbuildings set in 1.3 hectares, only 25 minutes from Lyon.

The chateau has 526 sqm of living space and is built on 3 levels. On the ground floor elevated, a magnificent hall leads to a beautiful large living room with painted ceilings, a beautiful dining room, a kitchen, a study and a bedroom with its shower room.

On the first floor there are 6 bedrooms, 2 bathrooms and 2 shower rooms. A second floor could be entirely converted.

Two large outbuildings of over 300 sqm could also be converted as well as a caretaker's cottage. A large wooded park of 1,3 ha, a well and an old pond complete this property.

Close to the centre of the village, and very close to Lyon and Villefranche-sur-Saône.

Translated with www.DeepL.com/Translator (free version) 1,910,000 € Agency fees not included - Agency commission: 3.93%VAT included Agency fees payable by buyer - Montant estimé des dépenses annuelles d'énergie pour un usage standard, établi à partir des prix de l'énergie de l'année 2021 : 7930€ ~ 10770€ - Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr - Sophie BASSET-CHERCOT - Agent commercial - EI - RSAC Lyon 843473547

FEATURES

Type de bien:	House	Surface:	526.0 m ²	Terrain:	13000.0 m ²
Charges:	-	Périodicité des charges:	-	Ascenseur:	-
Piscine:	-	Nombre de lots:	-	Taxe foncière:	€4,803.00
Parking:	-	Compléments de loyer:	-	NB de pièces:	15 rooms
NB de chambres:	8 bedrooms	Honoraire à la charge:	to the buyer		

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ENERGY PERFORMANCE DIAGNOSTIC

Diagnostic de performance énergétique (DPE) : E 268kWh/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 \$7,930.00 et \$10,770.00

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