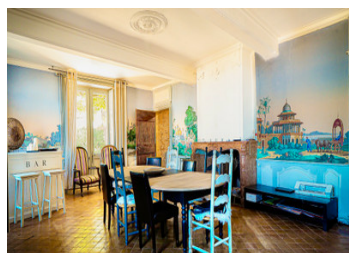


LYON. An exceptional 17th century property built in golden stone. 5 bedrooms. Swimming pool. See the video.



INFORMATION

Town:	Pommiers
Department:	Rhône
Bed:	4
Bath:	2
Floor:	225 m2
Plot Size:	700 m2



IN BRIEF

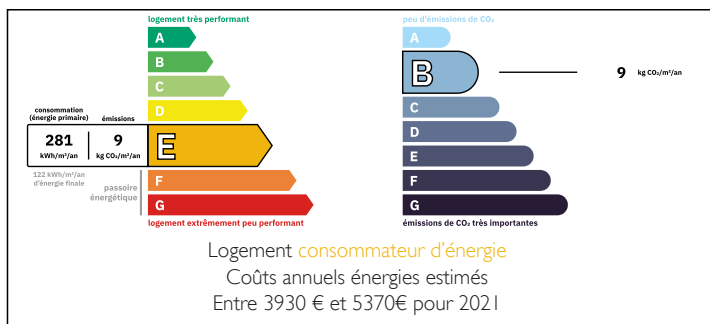
What will your friends say when they find out that you live in the former residence of an adviser to King Louis XIII? That's what this 17th century building in golden stone offers. A unique and exclusive place that will make young and old dream with its stone corridors, which radiate beautiful bright and warm rooms thanks to the two recently installed heat pumps.

Cordons bleus will have fun with a magnificent fully equipped kitchen which adjoins the large living room and its amazing fireplace. A dining room of 35 m² reveals an 18th century mural on the theme of India. The sleeping area is upstairs with 3 bedrooms and 2 bathrooms. The small living room could also become a 4th bedroom with its bathroom.

The vaulted cellar can accommodate your best vintages.

Access to the garden is direct and overlooks a...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière:	2150 EUR
Taxe habitation:	EUR

NOTES

DESCRIPTION

This castle has been completely restored and this part of the castle offers more than 225 m² of living space. A large living room and a fireplace with high ceilings, a dining room, a kitchen, 5 bedrooms, one of which offers a panoramic view. Two bathrooms, majestic stone stairs and a vaulted cellar.

The building faces south, a large terrace with its wisteria runs along the entire house offering an exceptional view of the Alps and the Lyonnais mountains.

A swimming pool also adjoins the terrace and the large garden.

Two parking spaces are reserved in a secure area.

The property comprises of :

Ground floor :

Living room: 41 m²

Dining room: 39 m²

Kitchen + storage: 29 m²

Small living room convertible into a bedroom: 14 m²

First floor :

Bedroom 1: 30 m²

Bedroom 2: 13 m²

Bedroom 3: 13 m²

Bathroom 1: 7 m²

Bathroom 2: 4 m²

Second floor / The tower:

Bedroom 4: 13 m²

Co-owned building of 3 units

Provisional annual charges: 650€

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>