

## Charming stone house in Rhône vineyards with cellar, studio, and workshop, 40 min from Lyon



## INFORMATION

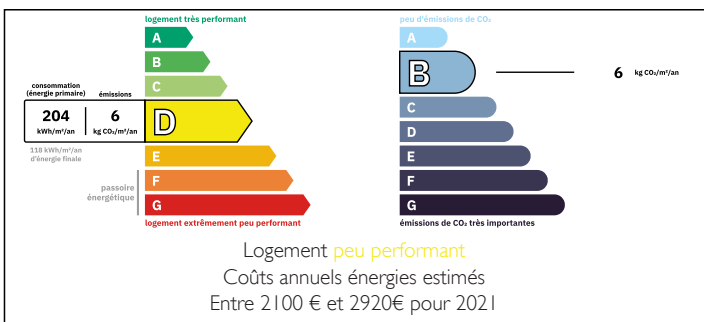
Town:	Chavanay
Department:	Loire
Bed:	5
Bath:	1
Floor:	199 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>



## IN BRIEF

Experience the unique charm of the French art of living in the heart of the prestigious Côtes du Rhône vineyards (Côte-Rôtie, Condrieu, Saint-Joseph). This stone village house, located near the church in Chavanay, embodies authenticity and French elegance. With nearly 200 m<sup>2</sup> of bright living space, it offers four comfortable bedrooms, a spacious and welcoming living area, and a beamed room ready to be transformed to suit your needs. Picture wine tastings in the stunning vaulted cellar, creative moments in the 40 m<sup>2</sup> workshop, and welcoming guests in the self-contained studio. Carefully renovated (roof, heat pump, fireplace inserts), the house is ready for your finishing touch to become a truly exceptional home. Ideally situated just 40 minutes from Lyon, 45 minutes from St Exupéry Airport, and close to the southern motorway, Chavanay offers privileged access between the Rhône...

## 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.



## DESCRIPTION

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

## LOCAL TAXES

Taxe habitation: EUR

## NOTES