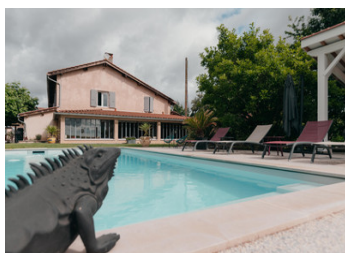
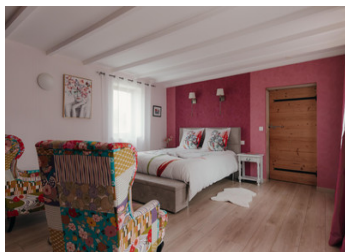


Between Lyon and the vineyards, an exceptional 486 m residence—ideal for living, entertaining, or business



INFORMATION

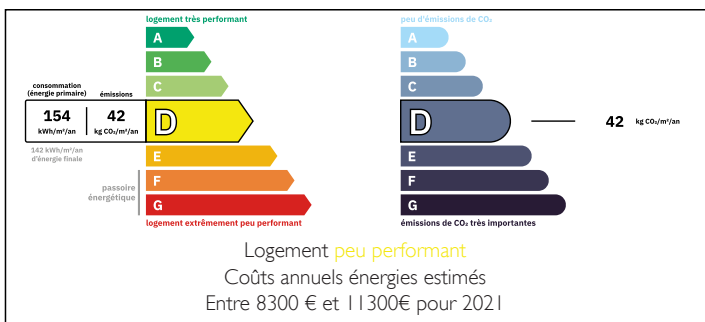
Town:	Taponas
Department:	Rhône
Bed:	9
Bath:	3
Floor:	486 m2
Plot Size:	5000 m2



IN BRIEF

Just minutes from Belleville-en-Beaujolais—and situated between Lyon, the Beaujolais vineyards, and major international transport links (Mâcon-Loché TGV, Belleville train station, and the airports of Lyon Saint-Exupéry and Geneva)—this elegant 486 m² family property blends authenticity, contemporary comfort, and a relaxed lifestyle. Nestled within a wooded 5,000 m² park, it features spacious reception areas, two living rooms, a large kitchen, eight bedrooms (including several suites), an independent studio, and a heated smart pool with a stylish pool house. Every space has been meticulously renovated to create a warm atmosphere where high-quality materials meet modern amenities. It is an ideal address for a large family, a prestigious holiday home, or an upscale guesthouse venture, located in a region world-renowned for its wines and quality of life.

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: 1700 EUR

NOTES

DESCRIPTION

The main house, laid out over two levels, comprises:

- a large entrance hall with a walk-in closet, playroom, boiler room, and toilet
- a TV lounge (approx. 30 m²)
- a second living room (50 m²)
- a spacious, fully fitted and equipped kitchen (25 m²)
- a laundry room
- a shower room and a toilet
- a large, light-filled dining room
- a cellar (17 m²)

Upstairs:

- a study
- 8 bedrooms, three of which have en-suite shower rooms
- 3 bathrooms
- 2 toilets

High-quality renovation offering comfort and generous living spaces for entertaining family and friends.

PRIVATE STUDIO (approx. 33 m²) attached to the house yet independent, featuring a living area with kitchen and lounge, a bathroom, and a bedroom.

Ample built-in storage is distributed throughout the bedrooms and hallways for added convenience.