

Beautiful 3 bedroom stone property with terrace and garden in the Beaujolais vert.



## INFORMATION

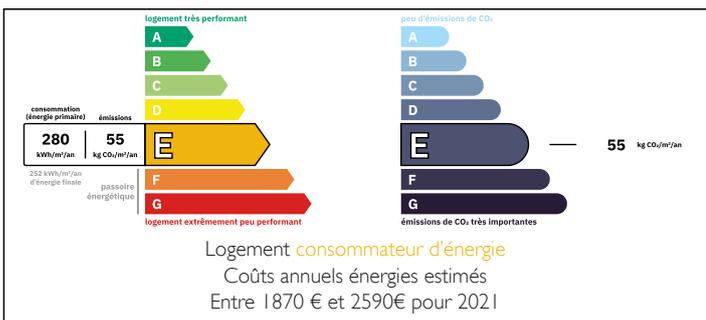
Town:	Chénelette
Department:	Rhône
Bed:	3
Bath:	1
Floor:	90 m2
Plot Size:	1447 m2

## IN BRIEF

This charming stone property is built on 2 levels with 3 bedrooms, and an attic office. It has lovely views towards the forest and the surrounding countryside. A true paradise for nature lovers, walkers, rambblers, cyclists. The front of the property has a paved patio, this area is completely enclosed and gives access to the side and back of the property, lawned and planted with flowers, shrubs and trees, there is a large workshop and integrated garage.

All windows are double glazed and have external shutters. Fuel central heating with radiators in every room (11 radiators) and an electric water heater, the fuel is stored in the garage where there is also a separate technical room with the boiler and the electrical board. There is a septic tank to the side of the property. Also included is...

## 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

For the video please click on floorplans

Layout

On the ground floor:

Entrance hall with under stairs cupboards (3.83m<sup>2</sup>)

Kitchen family room (23.61m<sup>2</sup>) with newly fitted kitchen and a wood burner

Bathroom with WC and shower, plumbing for washing machine (4.61m<sup>2</sup>)

Access to cellar.

Stairs leading to the first floor.

All wood flooring.

Hallway (1.65m<sup>2</sup>)

WC (2.2m<sup>2</sup>)

Bedroom 1 (12.08m<sup>2</sup>)

Bedroom 2 (12.84m<sup>2</sup>)

Bedroom 3 (17.91m<sup>2</sup>)

Dressing space (5.64m<sup>2</sup>)

Stairs leading up to:

Attic office with large central beam, Velux window and window to the front of the property (9m<sup>2</sup>)

Stairs down to:

Garage (25m<sup>2</sup>)

Internal stairs leading from the garage to the loft space that runs along the full length of the property.

Workshop (30m<sup>2</sup>) This is accessed from the outside, it could be integrated into the house to create a large living space.

Outside the house is enclosed and lawned with many flowering shrubs with a paved terrace to the front of the house. Opposite the house is a plot of 1,000m<sup>2</sup> which is planted with mature trees and shrubs and there is a second garage.

Nearby:

Within 3 km you will find food shops, a pharmacy and 4 restaurants.

Education: Creche 5.6km, Nursery school 7.8km, Primary school 2.2km, Secondary school 5.4 km

Sports: Football, Tennis and Swimming at 2km, Gym

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES