

Between Lyon and Grenoble, very beautiful and renovated manor house, close to the airports and ski resorts



## INFORMATION

Town:	La Tour-du-Pin
Department:	Isère
Bed:	10
Bath:	5
Floor:	472 m2
Plot Size:	4500 m2

## IN BRIEF

This 13th century stately building in perfect condition, with its half-hectare walled park, its paved driveway and its heated swimming pool, is a comfortable family property ideal for beautiful receptions to welcome family and friends.

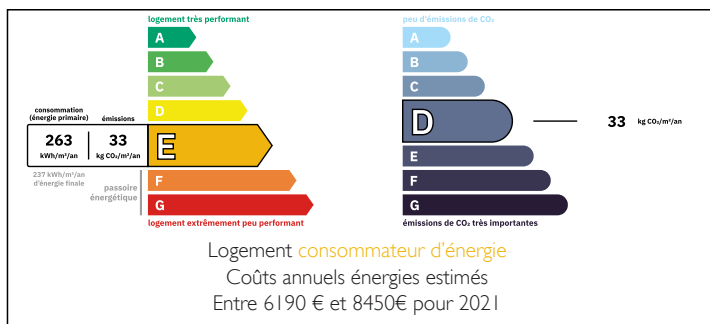
An ideal place to develop a commercial activity (gîtes, guest rooms) without work.

7 minutes from Bourgoin Jallieu (38) it is made up of 2 wings and 2 towers with new roofs. This set of more than 600 m<sup>2</sup> of floor space includes:

On the ground floor, 9 rooms including a large dining room of 35 m<sup>2</sup>, a mirror room and a living room with mezzanine, molded French ceiling and a monumental fireplace.

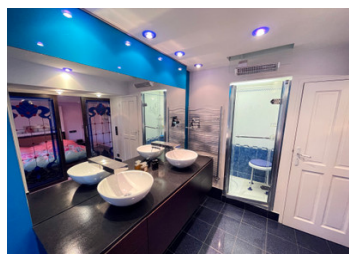
Upstairs with the converted attic, 13 rooms including 4 atypical suites decorated by an Italian designer, 2 children's bedrooms and a large convertible games room.

## ENERGY - DPE



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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

Description of rooms and surface areas:

1/ On the ground floor of the main wing:

You enter through the central tower through a pretty 13 m<sup>2</sup> hall which offers plenty of storage for clothes and shoes.

The main wing of the building has a fully equipped kitchen of 26 m<sup>2</sup> opening directly onto the outdoor terrace and a very practical laundry room of 11 m<sup>2</sup> with shower and WC.

The 34 m<sup>2</sup> dining room with its fireplace communicates with two living rooms, a 30 m<sup>2</sup> TV/reading room (mirror room) and a second 36 m<sup>2</sup> reception room remarkable for its monumental fireplace and its magnificent mezzanine library.

2/ Upstairs in the main wing:

4 unique master suites with shower and WC of 13 m<sup>2</sup>, 24 m<sup>2</sup>, 29 m<sup>2</sup> and 36 m<sup>2</sup>, one of which has a large dressing room.

A suite was personalized by Dutch architect Renzo Weider.

The completely renovated 36 m<sup>2</sup> suite is awaiting some finishing touches.

2 attic bedrooms and a 17 m<sup>2</sup> fitness/games room.

A 21 m<sup>2</sup> mezzanine library.

In total the residence has 6 bathrooms and 6 WCs.

3/ The second wing of the property:

The other wing of the residence has a second dwelling house of 105 m<sup>2</sup> on 2 levels, composed of 4 bedrooms (one of 9 m<sup>2</sup> and 3 of 13 m<sup>2</sup>), a bathroom, a WC and a living room. /living room of 24 m<sup>2</sup>.

This part of the property, completely independent, requires updating and could be the subject of an economic activity for accommodation or to receive friends and family...

## LOCAL TAXES

**Taxe foncière: 2900 EUR**

**Taxe habitation: EUR**

## NOTES