

Easy reach of major transport links yet a peaceful rural setting is yours with wonderful open views

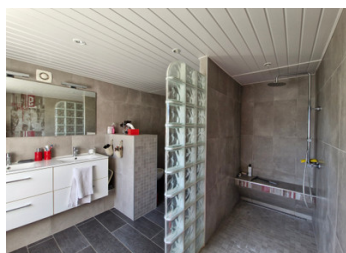


INFORMATION

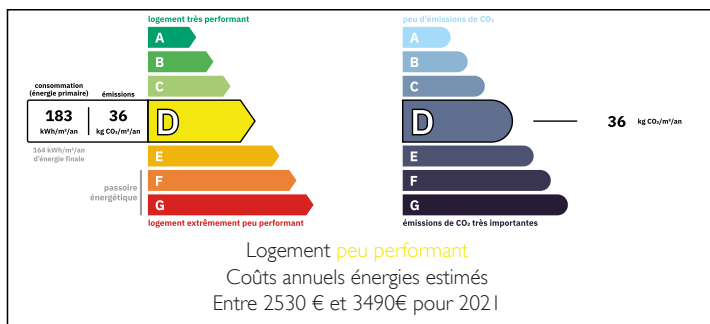
Town:	Chanoz-Châtenay
Department:	Ain
Bed:	5
Bath:	2
Floor:	216 m2
Plot Size:	2907 m2

IN BRIEF

This lovely Bressane farmhouse is in a quiet environment not overlooked, a haven of peace with an unobstructed view of the surrounding fields. Renovated with taste to a high standard, sitting on a plot of 2,907m2 this house offers light throughout the day and plenty of space. On the ground floor you will find a fully equipped kitchen, spacious living dining room, veranda, an open hallway with office area. From here you will find the large utility room, a bedroom and a shower room with WC. Upstairs there are a further 4 bedrooms and a family bathroom with bath, walk in shower and a separate WC. Outside there is a garage/workshop, a carport, a swimming pool and its technical room as well as a garden store and a well.

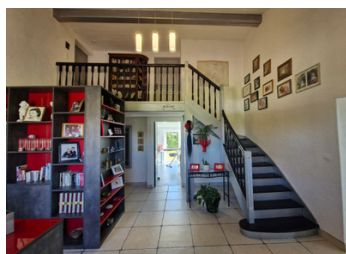


ENERGY - DPE



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

This lovely Bressane farmhouse is in a quiet environment not overlooked, a haven of peace with unobstructed views of the surrounding fields. Recently renovated with taste to a high standard and sitting on a plot of 2,907m² this house offers light throughout the day and plenty of space for a large family. On the ground floor you will find a fully equipped modern kitchen with breakfast bar, a spacious living- dining room with a unique log burner that supplements the fuel powered central heating, and a veranda that gives views to the garden and beyond. There is a large open hallway that has been arranged to provide an office area. From the hallway you will find the big utility room with a door leading to an area for hanging the washing outside. To complete the ground floor there is a large double bedroom with fitted wardrobes and a shower room with WC. Upstairs you will find a further 4 bedrooms and a family bathroom with bath, walk in shower and a separate WC.

Outside there is a garage/workshop, a well, a swimming pool 8mx4m with an electric cover, a paved seating area and a technical room that serves the pool. There is a large store for garden equipment and a double carport and wood store. The land is grassed with some mature shrubs and trees and the surrounding fields are used for horses grazing, truly idyllic.

Although the...

LOCAL TAXES

Taxe foncière: 850 EUR

Taxe habitation: EUR

NOTES