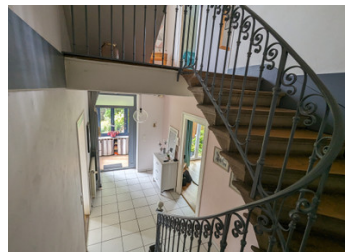


Very beautiful 19th century mansion in perfect condition in the heart of Beaujolais with numerous outbuildings



## INFORMATION

Town:	Saint-Étienne-des-Oullières
Department:	Rhône
Bed:	6
Bath:	2
Floor:	216 m <sup>2</sup>
Plot Size:	1000 m <sup>2</sup>

## IN BRIEF

A unique property near the Grand Cru of Brouilly, where the owners have successfully combined modernity and preservation with this stone house, built in 1890 by an industrialist on a 1,000 m<sup>2</sup> plot.

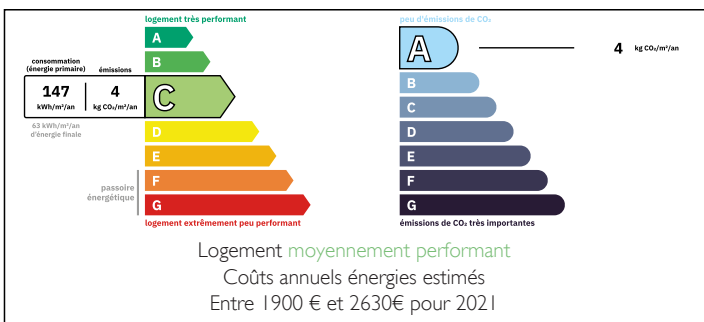
The former factory offers 400 m<sup>2</sup> on two levels, including a 200 m<sup>2</sup> open space for all your projects (painting studio, gym, apartments, co-working space, showroom, etc.).

An 80 m<sup>2</sup> gîte also provides additional income.

The C / DPE , very well insulated, is spacious with 216 m<sup>2</sup> on three levels.

On the ground floor, a 30 m<sup>2</sup> living room features a fireplace and magnificent wooden cabinet doors. The kitchen has been completely renovated recently. A master suite, a large bathroom, and five bedrooms complete the upper floors, accessed by a

## 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

Saint-Étienne-des-Oullières is a charming commune located in the Rhône department in eastern France, nestled within the renowned Beaujolais wine region. Surrounded by rolling vineyards and scenic countryside, it embodies the rustic elegance typical of rural French wine villages. The area is particularly known for producing Beaujolais wines, with local viticulture playing a central role in its economy and cultural identity. With its peaceful atmosphere, historical church, and proximity to Lyon, Saint-Étienne-des-Oullières offers a quiet yet vibrant setting where tradition and natural beauty blend harmoniously. It's a small but significant destination for wine lovers and those seeking an authentic slice of the French countryside.

### Access

44km to Lyon

40km to Macon

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

## NOTES