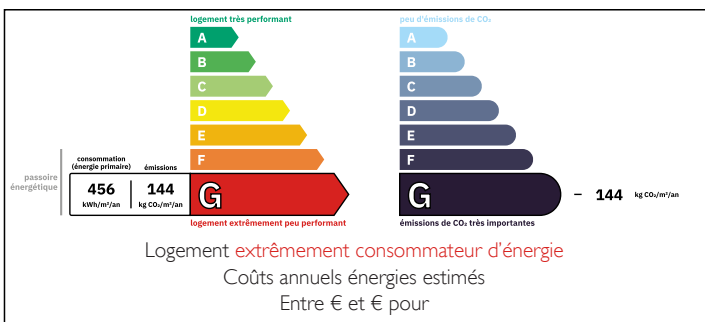


## Bourgeois Résidence 450m2, 16 rooms, 6950m2 of land



## ENERGY - DPE



## INFORMATION

Town:	Chazelles-sur-Lyon
Department:	Loire
Bed:	6
Bath:	3
Floor:	450 m <sup>2</sup>
Plot Size:	6950 m <sup>2</sup>

## IN BRIEF

### Composition:

A bourgeois house built in 1939, with a full basement and 3 livable levels.

The house, spread over 3 levels and with a living area of approximately 450 m<sup>2</sup>, is composed as follows:

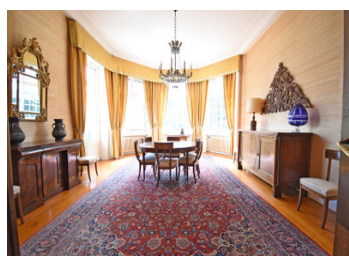
- Ground floor: Entrance hall, large hallway, stone staircase leading to the upper floors, dining room, living room, small sitting room, fully equipped kitchen, pantry, and a toilet.
- 1st floor: Hall, laundry room, 3 bedrooms (one with an en-suite shower room), office, dressing room, shower room, and a toilet.
- 2nd floor: 3 bedrooms (one with a bathroom), an attic to be converted.
- Basement: Garage, storage room, laundry (vintage washroom), boiler room, cellar, annex, and a curing room.

### Exterior

Set on a plot of 6950 m<sup>2</sup>, with wooded areas, trees,

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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.



## LOCAL TAXES

**Taxe foncière:** 4800 EUR

**Taxe habitation:** EUR

## NOTES

## DESCRIPTION

This characteristic bourgeois residence from 1939, originally called La Talonnière, blends elegance and history, earning its place among the town's notable landmarks.

Its garden, also classified as remarkable, stretches across a 6,950 m<sup>2</sup> plot, offering a true haven of greenery in the very heart of Chazelles-sur-Lyon.

It is undeniably part of Chazelles' heritage as it was once the home of a hatmaker patron:

Georges Fléchet, grandson of Gabriel Fléchet, whose name would later become the sole historic brand of French hatmaking.

With approximately 450 m<sup>2</sup> of living space, this property is spread over three levels and includes a full basement.

Naturally, it boasts generous volumes and spaces full of character.

Upon entering, you are welcomed by a grand hall (featuring a stunning ceiling!) that leads to the main living areas:

an elegant dining room, two bright lounges, and a fully equipped kitchen.

Upstairs, you'll find six comfortable bedrooms, perfect for hosting family and friends, along with three bathrooms, several toilets, an office, a laundry room, and a walk-in closet.

The top floor features an attic that can be converted according to your preferences, with its vaulted concrete roof structure sure to impress.

The full basement is a considerable asset, including a large garage, storage space, a laundry room (with an original washbasin), a boiler room, a wine cellar, an annex, and even a salting room.