

Charming house in the Beaujolais area, 4 bedrooms

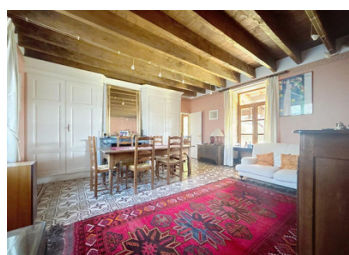


INFORMATION

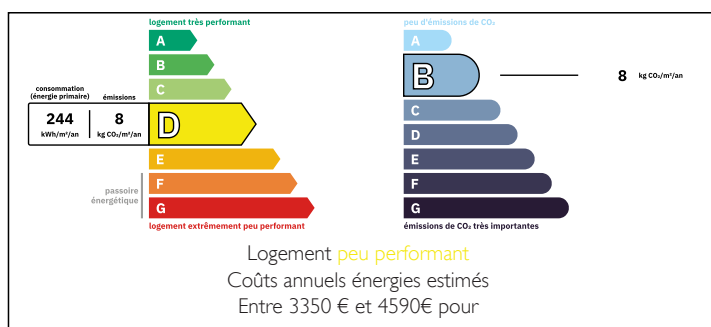
Town:	Gleizé
Department:	Rhône
Bed:	4
Bath:	2
Floor:	207 m ²
Plot Size:	477 m ²

IN BRIEF

Charming golden stone house in the "Pierre Doree" area of Beaujolais, just north of Lyon, offering 207 m² of living space with 4 bedrooms, a spacious living room, and a fully equipped kitchen. The property features a Mediterranean-style paved courtyard, an enclosed bucolic garden, period details like cement tiles, exposed beams, parquet floors, and fireplaces. Additional highlights include a 57 m² living room with mezzanine, master suite, top-level office and bedroom with bathroom, a 53 m² vaulted cellar, 33 m² summer lounge, shed, and canopy. Built on a 477 m² plot, this authentic and move-in-ready property combines charm, history, and comfort.



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

Located in a charming little hamlet of the famous "Pierre Doree" area of the Beaujolais, just north of Lyon. Splendid golden stone house, what this region is known for. With its 207 m² of living space, 4 bedrooms, large living room, fully equipped kitchen. All in move in condition. This property stands out for its charm and authenticity. From the entrance, the tone is set by an elegant paved courtyard with a Mediterranean ambiance, leading to the main house, built in 1867 and perfectly preserved. The cement tiles, exposed beams, parquet floors, and period fireplaces testify to its timeless character. Bathed in light, the house opens onto an enclosed and bucolic garden. On the ground floor, a dining room and kitchen are revealed, followed by a spacious living room of 57 m² enhanced by an office and a mezzanine. The stone staircase leads to the first floor, where two beautiful bedrooms, including a master suite, provide an intimate and warm setting. The top level features a large office and a bedroom with a bathroom, ideal for an independent space. A vaulted cellar of 53 m², a summer lounge of 33 m², a shed, and a canopy complete this exceptional ensemble, all built on a 477 m² plot. This rare property deserves to be discovered without delay in our Pierres Dorées agencies in Villefranche and Lyon -----

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

LOCAL TAXES

Taxe habitation: EUR

NOTES