

19th-century charm and refined lifestyle, large 550 m manor house with wooded grounds in Vernaison



INFORMATION

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|-------------|---------------------|
| Town: | Vernaison |
| Department: | Rhône |
| Bed: | 9 |
| Bath: | 4 |
| Floor: | 552 m ² |
| Plot Size: | 1655 m ² |



IN BRIEF

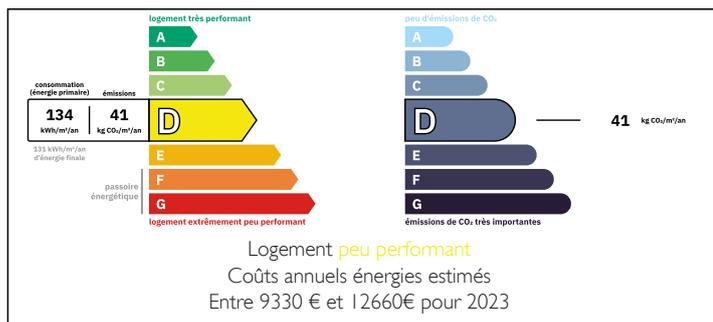
In Vernaison, in one of the most sought-after areas west of Lyon, this majestic 19th-century manor house embodies the timeless elegance of grand family homes.



Just twenty minutes from Lyon, it offers approximately 552 sq m of living space nestled within a secluded, enclosed, and wooded park of 1,650 sq m. The entrance hall, enhanced by its original cement tiles, sets the tone: noble proportions, abundant natural light, and preserved period features. The reception rooms, opening onto the garden, invite you to experience contemporary château living, ideal for entertaining with distinction or establishing a prestigious, private business. The upper floors house numerous bedrooms with authentic charm, as well as a vast 85 sq m space ready to be reimagined according to your most ambitious projects. Cellars, outbuildings, and garages complete this rare property, whose exceptional



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

Vernaison is a small residential town located south of Lyon (in the Lyon Metropolitan Area, Auvergne-Rhône-Alpes) with around 4,600 residents. It offers a village-like atmosphere while remaining well connected to the city. Transport links are convenient, with several TCL bus lines and a local TER train station providing direct connections to Lyon Perrache and Saint-Étienne, making commuting easy even without a car. Daily life is practical, thanks to a good range of local shops and services such as a supermarket, bakeries, butcher shops, pharmacies, restaurants, banks, a post office, and weekly markets. For families, Vernaison has public nursery and primary schools as well as a private primary school, while secondary schools are easily accessible in nearby towns like Irigny or Saint-Genis-Laval. Set along the Rhône River, the town also benefits from green spaces, an active community life, and local events, offering a pleasant quality of life just a short distance from Lyon.

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

LOCAL TAXES

Taxe foncière: 5178 EUR

Taxe habitation: EUR

NOTES