



House

CREMIEU (38)

500 000 €*

* Agency fees to be paid by the seller



307 m²



8 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In the calm and residential surroundings of Courtenay, stands a beautiful old stone building, featuring a vaulted cellar and a well. Charm and character undoubtedly define this magnificent family home, offering more than 300 square meters of living space.

Let me take you to Courtenay, a community in the Balcons du Dauphiné, in the northern part of the Isère department, close to Crémieu and Morestel. These medieval towns are rich in architectural and cultural heritage, offering a high quality of life through antique markets, festivals, exhibitions, and hiking or biking along the Greenway and the Viarhônga... It's a rural area with many local producers...

The countryside is generous with nature, forests, and ponds...

But let's get back to this building. The beautifully jointed stone walls, the parquet floors, the beams... Everything here reminds us of the charm and warm atmosphere of our old homes!

On the ground floor, you will find a large equipped kitchen opening onto a spacious living room, perfect for lovely family or friend gatherings. There is also a separate toilet and a water room, ideal to be transformed into a laundry/pantry, making it even more functional...

A wooden staircase leads you to a large bedroom, and another large 43 m2 room under the exposed beams and trusses of the attic, offering free rein to all your desires or needs! A large bathroom also completes this level. Above, under other attics, another bright and generous 25 m2 bedroom.

A totally independent T3 apartment, nearly 102 m2, offers beautiful opportunities:

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- If you wish to offer guest rooms,
- If you prefer short or long term furnished rentals.
- If you prioritize setting it up as offices for teleworking in peace, without private and professional life colliding!
- Or simply if you love to host friends or family, ensuring everyone's privacy...



Nathalie LEMONON

SOLEYMIEU (38460)

Agent

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VIENNE

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 837994

Property type House

Year of construction 1800

Exposure South

View Vue dégagée, sur Jardin

SURFACES

Living space 307 m²

Living room surface 43 m²

Land surface 2500 m²

COMPOSITION

Number of rooms 8

Number of bedrooms 4

Number of bathrooms 1

Toilets count 5

Washrooms 3

Terrace 1

DPE/GES

DPE 327

GES 65

APPENDIX

Parking extérieur

Parking space 5

Garage 1

Cellar 1

Videophone Oui

SERVICES

Heater fuel

Kitchen aménagée



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle