



House with character

SAINT JULIEN SUR REYSSOUZE (01)

211 000 €*

* Agency fees to be paid by the seller



257 m²



11 pièce(s)



6 chambre(s)

PROPERTY DESCRIPTION

Nestled in the heart of the charming village of Saint-Julien, crossed by the Reyssouze and the greenway, an exceptional building is waiting to write a new chapter in its life. With its origins dating back to the beginning of the 19th century, this residence steeped in history, formerly a town hall and school, embodies the charm of yesteryear and the potential for the future. Beyond its stone walls and wooden shutters weathered by time, this residence has a generous surface area of 257 m² spread over two levels, with the possibility of partly converting the attic. Every room, every corner, is an opportunity to create a living space that meets your desires. Ideal for accommodating a large family looking for authenticity and serenity, this property also offers the possibility of exploring multiple perspectives. Its layout makes it possible to consider a division into several accommodations, guest rooms or gîtes, a source of profitability for investors. The 330 m² enclosed garden, bathed in sunlight and facing south, becomes the scene for beautiful moments of relaxation, along the river. Gardening, fishing, or simply relaxing, there is no shortage of activities. Only a few steps from the village services, with its local shops, its school and its leisure facilities, this property also benefits from a privileged location: 7 km from Montrevel en Bresse with its leisure center, 22 km Bourg en Bresse and its TGV station, 17 km from the motorways (A40 and A 39) allowing you to quickly reach Geneva or Lyon. Don't wait any longer to carry out your project within the walls of this beautiful building. Work is required to fully reveal its potential, but it is worth the effort. It is connected to mains drainage and soon to optical fiber. It has a 50 m² garage. Contact me for a visit

Fees are the responsibility of the seller. Housing with excessive energy consumption: class F

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



Philippe PERDRIX

**MANTENAY-MONTLIN
(01560)**

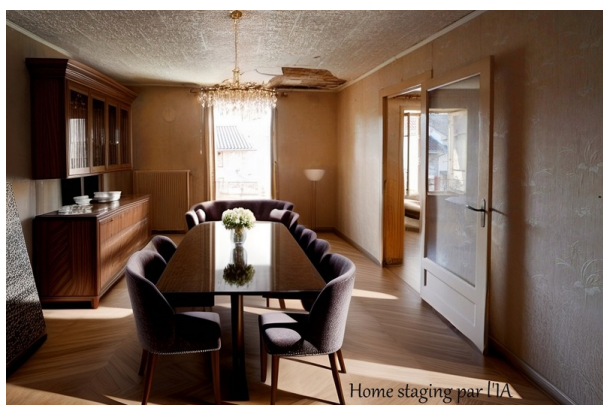
Agent

RSAC : 751 768 755 00017

Courts service city :
BOURG EN BRESSE

(+33)6 99 15 41 19

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 845133

Property type House with character

Year of construction 1830

Exposure E-W

View Vue dégagée, sur Rivière

SURFACES

Living space 257 m²

Land surface 530 m²

COMPOSITION

Number of rooms 11

Number of bedrooms 6

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 322

GES 97

APPENDIX

Parking garage

Garage 1

Videophone Non

SERVICES

Heater bois

Heater fuel



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