



Stone house

LYON (69)

595 000 €*

* Agency fees to be paid by the seller



171 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

1 hour 20 minutes from Lyon, in Ardèche, I offer you this authentic stone house, nestled in lush greenery.

In the countryside, in peace, in a haven of peace, where tranquility rubs shoulders with the highly sought-after charm of stone. With its experience, its history since 1880. A property of 16,000 m², very well maintained, which offers you a 360° view, a panorama that combines dreams, an exceptional living environment, very far from the hustle and bustle and stress urban, current life. This residence, with its 7 very spacious rooms (171 m²), including 4 bedrooms. 1 dining room equipped with an earthenware wood stove (wood supplied on the estate), 1 cathedral living room crossed by the sun with its very spacious fireplace (35 m²) for meeting, 1 mezzanine with its office, 4 bedrooms bedroom, 2 bathrooms, and 3 toilets. 1 equipped kitchen, very welcoming, where everything is prepared, drinks and dishes. On the garden level, it is possible to create accommodation or a gîte of 67 m². A very often starry sky immerses you in calm, gentleness, creates family cohesion, which is priceless. Since Covid, it lends itself well to teleworking workers, with some travel to Lyon or elsewhere. It can also serve as a second home, on weekends and/or for holidays. The very well-kept, landscaped garden, a vegetable garden and fruit trees will allow you to taste natural products, in a short, direct circuit. The century-old chestnut grove, a true treasure of nature, you can walk there, get lost between these very majestic trees, recharge your batteries. Possibility of setting up a leisure area, with 5 locations. No direct neighbors, away from the road, calm, space, far from devastating stress, you will enjoy a life with family, your friends, your loved ones. The village of Lamastre is 10 minutes away, where you will find all the local utility shops, health and paramedical professionals. The desire manifests itself for this exceptional house, contact me very quickly, for a visit. A contribution of €120,000 is desired by the banks. I am able to support you with administrative and financial procedures, and much more. You will never be alone again. Valence TGV: 1 hour - Lyon / Grenoble: 1 hour 20 minutes – Avignon: 2 hours - Marseille / Annecy / Aix en Provence: 2 hours 30 minutes – Geneva (CH) / Megève: 3 hours – Lausanne (CH): 3 hours 30 minutes – Paris: 5 hours 20 minutes

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

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!



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Agent

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 856381

Property type Stone house

Year of construction 1880

Vue dégagée, Panoramique, sur Etang, sur Forêt,
sur Jardin, sur Montagne, sur Rivière, sur Village

SURFACES

Living space 171 m²

Living room surface 35 m²

Land surface 16000 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 4

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 467

GES 14

APPENDIX

Parking extérieur

Parking space 3

Cellar 1

Videophone Non

SERVICES

Heater électricité

Heater bois

Kitchen coin cuisine