

350 000 €

Maison de caractère for sale

6 rooms

Surface : 170 m<sup>2</sup>

Surface of the living space : 36 m<sup>2</sup>

Surface of the land : 1000 m<sup>2</sup>

Year of construction : 1800

Exposure : Sud est

View : Campagne

Hot water : Granulés de bois

Indoor condition : good

Outdoor condition : good

Cover : tiles

Benefits :

fireplace, double glazing, Laundry room, calm

4 bedrooms

1 shower

2 WC

4 parkings

2 cellars

Energy class (old measure) : D

Climate class : B

Document non contractuel

02/05/2024 - Prix T.T.C



## Maison de caractère ref. 603V37M Craponne

FOR SALE, old farmhouse renovated in the rules of the art with optimization of ecological standards in the town of DUERNE in the mountains of Lyonnais.

This building located on a plot of approximately 500 m<sup>2</sup>, offers a dwelling house of 180 m<sup>2</sup> on 3 levels (including the attic), a convertible barn, a sheltered area, and a vaulted cellar over its entire surface complete this property.

On the ground floor are the living room of 36 m<sup>2</sup> with its wood stove inserted in the fireplace, a kitchen-dining room of 30 m<sup>2</sup>, as well as a laundry room with wc.

Upstairs a huge bedroom with its walk-in shower room, a separate toilet and a second bedroom with its sink (possibility of creating an additional bathroom).

Upstairs in the attic are an office space, and a large dormitory in which it will be possible to create a bathroom, and 3 roof windows with blinds.

Roof redone in 2014 as well as all major works:

- Insulation of the North and East walls in natural materials and the attic ceilings in wood wool

- Double combustion biomass boiler and FROLING brand wood pellet silo, with underfloor heating under the stone slabs for the ground floor level.



essential local shops and many advantages related to life in the countryside.

CHOMEL IMMOBILIER

Tél: 06 89 02 27 76 / 04 78 22 10 51 - marjolaine@chomel.immo

This beautiful building of character with its large barn will allow an activity requiring storage or a workshop.

Document non contractuel

Above all, it will welcome a family looking for both peace and easy access to all the neighboring towns.

Fees and charges :  
350 000 € fees included