

€ 735 000

For sale house

8 rooms

Surface : 330 m²

Surface of the land : 1412 m²

Hot water : Chaudière

External condition : Bon état

Features :

Portail électrique, double glazing, fireplace,
Clôture, Interphone

4 bedroom

1 terrace

1 bathroom

1 shower

2 WC

1 garage

4 parkings

Energy class (dpe) : E

Emission of greenhouse gases (ges) : E

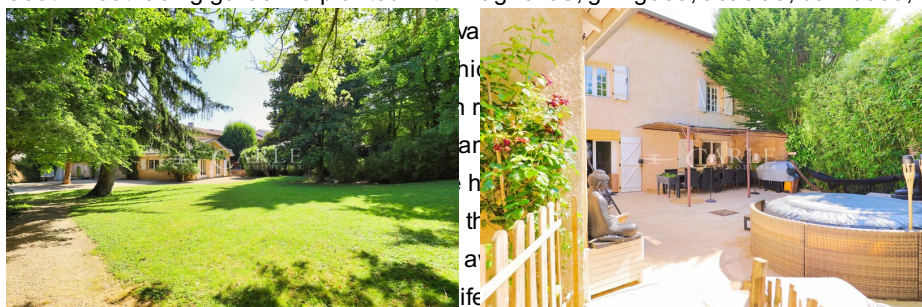
Document non contractuel

26/06/2025 - Prix T.T.C



House 275 Loyettes

Are you looking for a property with direct access to the banks of the Rhone and close to all amenities on foot? Come and discover the undeniable charm of this beautiful character house, ideally situated in the heart of Loyettes and its shops (restaurants, pharmacy, post office, casino, press). This beautiful character property offers 330 sq.m of living space, plus 80 sq.m of attic space, all set in 1412 sq.m of wooded grounds, fully buildable and poolable, with garage and outbuildings. As you enter, you'll appreciate the spacious, light-filled living areas, a library area opening onto a magnificent cathedral lounge with a wood-burning stove for winter evenings. A large dining room with access to the partly covered terrace, immediately adjacent to the fully-equipped independent kitchen. A toilet and laundry area complete the ground floor. Upstairs, you'll find 4 spacious bedrooms, including a master suite with shower and corner bath. Each bedroom has a large built-in closet. You'll also find an office area and additional sleeping space on the mezzanine. It's also on this level that you can let your imagination run free to design and create on an additional 80 m² under an insulated roof. The south-west-facing garden is planted with magnolias, ginkgoes, acacias, bamboos,



which this property is exposed is available on the Géorisques website: www.georisques.gouv.fr

Fees and charges :

735 000 € fees included