



BETWEEN LYON AND GRENOBLE, VERY
BEAUTIFUL AND RENOVATED MANOR HOUSE,
CLOSE TO THE AIRPORTS AND SKI RESORTS

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PROPERTY FACT FILE	
REFERENCE	A27622DVI38
PRICE	€ 1,640,000 £ 0* *agency fees to be paid by the seller
BEDROOM	10
BATHROOM	5
ACCOMMODATION	472 m²
LAND	4500 m²
TOWN	La Tour-du-Pin
DEPARTMENT	
LOCATION	Village property
TYPE	Manoir, Maison de Maitre
CONDITION	
FEATURES	Swimming Pool, Mains Drains, Garage
*Price based on current exchange rate which is subject to change	



- Chateau and outbuildings in excellent condition
- Close to Lyon, airports and ski resorts
- Property with high-end equipment
- Large heated swimming pool with diving end
- Large wooded plot with many plant species

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This 13th century stately building in perfect condition, with its half-hectare walled park, its paved driveway and its heated swimming pool, is a comfortable family property ideal for beautiful receptions to welcome family and friends.

DESCRIPTIF

Description of rooms and surface areas:

1/ On the ground floor of the main wing:

You enter through the central tower through a pretty 13 m² hall which offers plenty of storage for clothes and shoes.
The main wing of the building has a fully equipped kitchen of 26 m² opening directly onto the outdoor terrace and a very practical laundry room of 11 m² with shower and WC.
The 34 m² dining room with its fireplace communicates with two living rooms, a 30 m² TV/reading room (mirror room) and a second 36 m² reception room remarkable for its monumental fireplace and its magnificent mezzanine library.

2/ Upstairs in the main wing:

4 unique master suites with shower and WC of 13 m², 24 m², 29 m² and 36 m², one of which has a large dressing room.
A suite was personalized by Dutch architect Renzo Weider.
The completely renovated 36 m² suite is awaiting some finishing touches.
2 attic bedrooms and a 17 m² fitness/games room.
A 21 m² mezzanine library.
In total the residence has 6 bathrooms and 6 WCs.

3/ The second wing of the property:

The other wing of the residence has a second dwelling house of 105 m² on 2 levels, composed of 4 bedrooms (one of 9 m² and 3 of 13 m²), a bathroom, a WC and a living room. /living room of 24 m².
This part of the property, completely independent, requires updating and could be the subject of an economic activity for accommodation or to receive friends and family very comfortably.

4/ Dependencies:

A 37 m² double garage or orangery comm

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A27622DVI38>

COMPLETE FILE AND PHOTO ON REQUEST

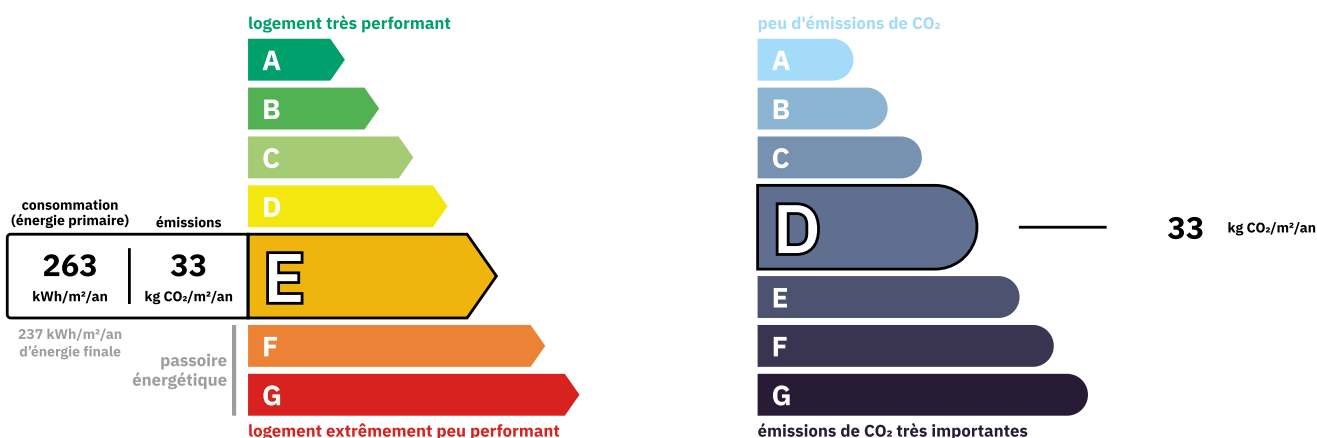


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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website :
<https://www.georisques.gouv.fr/>



Property **Energy consuming**
Estimated annual energy costs
between 6190 € and 8450€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

Réf : A27622DVI38
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AND PHOTOS
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LEGGETT
IMMOBILIER INTERNATIONAL

Téléphone : +33 553 608 488
E-mail: prestige@leggett.fr

LEGGETT IMMOBILIER, 42 ROUTE DE RIBERAC, 24340 LA ROCHEBEAUCOURT, FRANCE
UK Freephone: 08700115151 telephone: +33 553 608 488 E-mail: prestige@leggett.fr