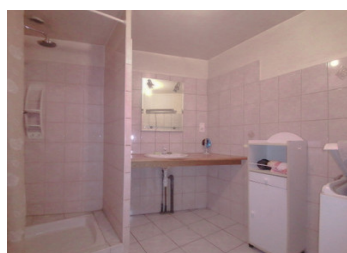


Character house to renovate



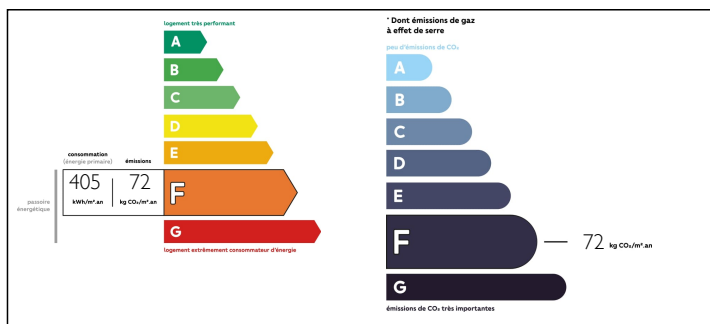
INFORMATION

Town:	Cenves
Department:	Rhône
Bed:	3
Bath:	1
Floor:	72 m2
Plot Size:	21000 m2

IN BRIEF

A real favourite. 20 minutes from the TGV station and motorways, 1H10 from Lyon and 2 hours from Geneva, come and discover this stone house in the heart of nature with a magnificent view over the valley. Partly renovated, this property offers significant potential for extension with its outbuildings attached to the house. You currently have 72 m2 of living space on one level. The second level with its two bedrooms is to be renovated for a total surface of 50m2. Possibility to extend the first level by 30m2. In the basement, garage and workshops. A stable and a barn complete the whole on a plot of over 2HA with trees and adjoining the house. Oil and wood heating. Septic tank, water recuperator for domestic use. Grocery store and restaurant in the village.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Cenves is a mountain village of 400 inhabitants perched on the heights of the Beaujolais Vert. 20 minutes from Mâcon-Loché TGV, and the A6 motorway (Mâcon-Sud), the village is bordered to the south by the Beaujolais wines, and to the west by the Mâconnais wines.

Between Rhône-Alpes and Burgundy, its heart hesitates.

The geographical situation is an asset for tourism!

In the heart of a hamlet you are in the peace without being isolated.

The surfaces :

Level 1

Kitchen: 26m²

Living room: 24m²

Bedroom 1: 13m²

Shower room: 6m²

WC: 1,6m²

Clearance: 3,20m²

Window: 31m²

Floor

Bedroom 2: 17m²

Bedroom 3: 17m²

Storage room: 17m²

NOTES

Information about risks to which this property is exposed is available on the Géorisques website :

<https://www.georisques.gouv.fr>