

Spacious Château completely renovated 35m from Lyon, 25m from 2 airports: St Ex/Grenoble and 1hr from pistes

EXCLUSIVE

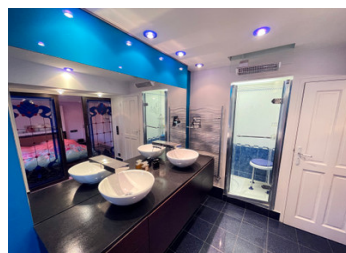
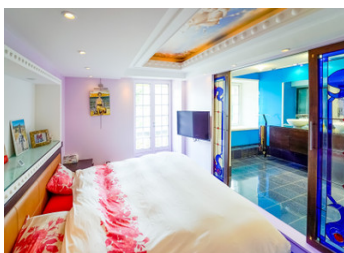


INFORMATION

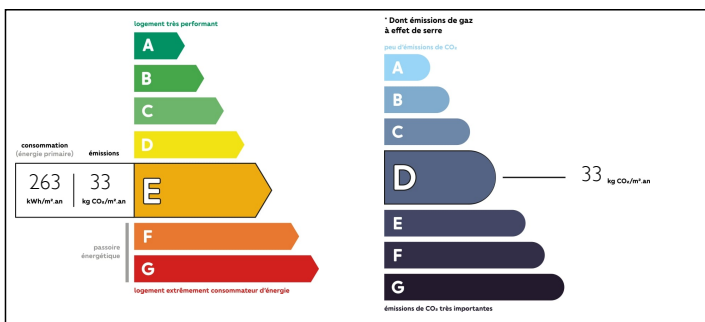
Town:	Bourgoin-Jallieu
Department:	Isère
Bed:	10
Bath:	5
Floor:	472 m2
Plot Size:	4500 m2

IN BRIEF

A rare find, this 13th century stately home is in perfect condition, with its walled park of half a hectare, its paved driveway and the heated swimming pool. It is a comfortable family property ideal for beautiful receptions to welcome family and friends. 7 minutes from Bourgoin Jallieu (38) it is made up of 2 wings and 2 towers with new roofs. This set in more than 900 m² of floor space. On the ground floor, 9 rooms including a large dining room of 35 m², a mirror room and a living room with mezzanine, molded French ceiling and a monumental fireplace. Upstairs with the converted attic, 13 rooms including 4 atypical suites decorated by an Italian designer, 2 children's bedrooms and a large games room. To complete: 190 m² cellar with a vault converted into a wine bar, 2 heated garages, 7 parking spaces, 1 heated...



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.



LOCAL TAXES

Taxe foncière: 2900 EUR

NOTES

DESCRIPTION

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...