LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A04310 Price: 442 500 EUR

agency fees to be paid by the seller

Outstanding luxury 2 bedroom duplex apartment for sale in Chassagny, in a completely renovated castle















INFORMATION

Town:	Beauvallon
Department:	Rhône
Bed:	2
Bath:	1
Floor:	71 m2
Plot Size:	0 m2

IN BRIEF

20 minutes from Lyon, Luxury 3-room apartment of 65.20 m², in the heart of a listed 16th century historic castle, benefiting from the Historic Monument Taxation, 100% tax exemption. West facing with a view of the pond, this unique apartment has a room in one of the castle towers, make it a circular bedroom or an office; living room / fitted kitchen of 25.3 m² with period fireplace, large entrance hall with cupboard of 6.88 m², lounge of 11.96 m² with access to the tower, a bedroom of 11.75 m² and a second bedroom of 7.08 m², a bathroom of 8.06 m².

This is an unexpected opportunity to include your name in the inventory of this magnificent heritage and its fabulous history ... by purchasing this top-of-the-range apartment of type T3 (2 bedrooms) with a majestic entrance...

ENERGY - DPE

DPE not required.

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
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DESCRIPTION

This chateau, rehabilitated according to the rules of the art and ready to welcome its new owners in the fall of 2024, offering an extraordinary living environment surrounded by a 5 ha park with its beautiful pond.
A very advantageous tax system (historic monument law) for investors in love with old stones and wishing to participate in the renovation of French heritage.

Located only about twenty minutes south of Lyon, the historic Château de Chassagny sits in the heart of the Lyonnais countryside and will regain its former glory and splendor. Far from any noise pollution, this building built in the 16th century enjoys a clear horizon: bordered by the Mornant river and overlooking the Pilat mountains to the south and the Lyonnais mountains to the west, the Château dominates nature. Originally a seigneury, the building survived the wars of religion until it was rebuilt during the Renaissance. The chateau will provide all the convenience of modern living in a fabulous historical setting.

Chassagny is 5 km from Mornant, a town offering all amenities, medical center, schools from primary to high school, an aquatic center, cinema and its extraordinary farmers market. For hiking enthusiasts, many paths reach the Monts du Lyonnais by bike or on foot with breathtaking views of the Alps and Pilat.

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

NOTES

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