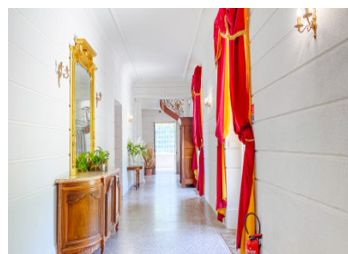


Marcilloles (38) – Between Lyon and Geneva – Fully restored château with a 2-hectare park (see video)



INFORMATION

Town:	Marcilloles
Department:	Isère
Bed:	12
Bath:	6
Floor:	630 m ²
Plot Size:	20000 m ²



IN BRIEF

Just 5 minutes from La Côte-Saint-André, birthplace of Hector Berlioz, discover the Château de Marcilloles, a 19th-century gem spanning 670 m² with a caretaker's house (125 m²), nestled in the heart of a 2-hectare wooded estate.

An elegant reception rooms, a kitchen, an orangery, and a majestic hall make up the ground floor.

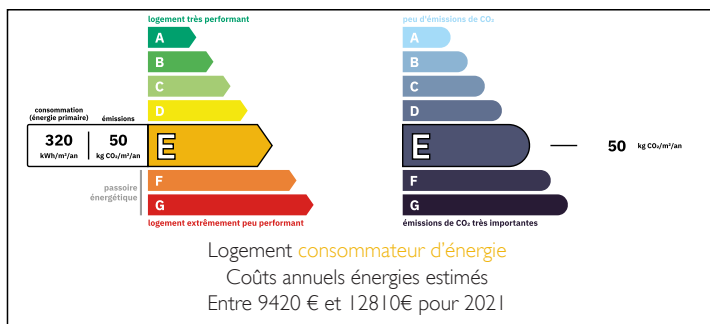
Upstairs, three suites and two meticulously decorated bedrooms, including the exceptional Athena Suite with a boudoir, terrace, and a tower-enclosed shower room.

The top floor offers seven additional bedrooms, including two suites, and a fully renovated bathroom. The superb vaulted cellar with its armory, kitchen, and bar is ideal for receptions.

Part of the park overlooks the castle with a parking lot that offers a panoramic view of the green countryside.

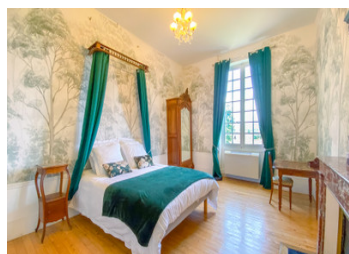
Close to schools, shops, and major roads, 15

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

This property has recently undergone extensive renovations. All floors, walls, and ceilings have been redone on all three levels, the roof has been overhauled, and the exterior walls are in perfect condition. The final phase of work remains to be completed on the window frames.

This property is immediately habitable and could be suitable for family living, but also for an event business with the option of renting out guest rooms or self-catering cottages.

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

LOCAL TAXES

Taxe habitation: 5200 EUR

NOTES