LEGGETT
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Ref: A38875GDU42 Price: 790 000 EUR

agency fees to be paid by the seller

Stunning Bourgeois Résidence 450m2 for sale in Chazelles-sur-Lyon with 16 rooms on 6950m2 of landscaped garden







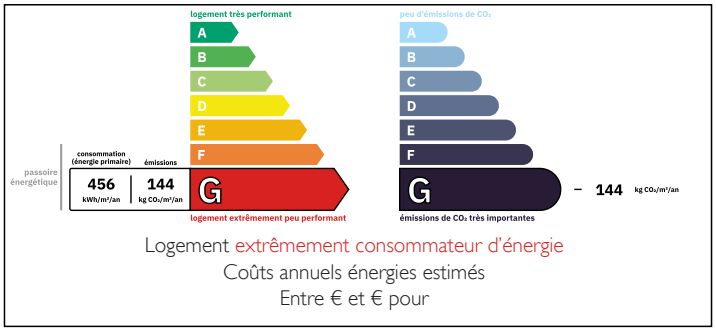








ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre € et € pour

INFORMATION

Town:	Chazelles-sur-Lyon
Department:	Loire
Bed:	6
Bath:	3
Floor:	450 m2
Plot Size:	6950 m2

IN BRIEF

Composition:
A bourgeois house built in 1939, with a full basement and 3 livable levels.
The house, spread over 3 levels and with a living area of approximately 450 m², is composed as follows:
- Ground floor: Entrance hall, large hallway, stone staircase leading to the upper floors, dining room, living room, small sitting room, fully equipped kitchen, pantry, and a toilet.
- 1st floor: Hall, laundry room, 3 bedrooms (one with an en-suite shower room), office, dressing room, shower room, and a toilet.
- 2nd floor: 3 bedrooms (one with a bathroom), an attic to be converted.
- Basement: Garage, storage room, laundry (vintage washroom), boiler room, cellar, annex, and a curing room.

Exterior
Set on a plot of 6950 m², with wooded areas, trees,

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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.

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LOCAL TAXES

Taxe foncière:	**4800 EUR**

NOTES

DESCRIPTION

This characteristic bourgeois residence from 1939, originally called La Talonnière, blends elegance and history, earning its place among the town's notable landmarks.

Its garden, also classified as remarkable, stretches across a 6,950 m² plot, offering a true haven of greenery in the very heart of Chazelles-sur-Lyon.

It is undeniably part of Chazelles' heritage as it was once the home of a hatmaker patron:

Georges Fléchet, grandson of Gabriel Fléchet, whose name would later become the sole historic brand of French hatmaking.

With approximately 450 m² of living space, this property is spread over three levels and includes a full basement.

Naturally, it boasts generous volumes and spaces full of character.

Upon entering, you are welcomed by a grand hall (featuring a stunning ceiling!) that leads to the main living areas:
an elegant dining room, two bright lounges, and a fully equipped kitchen.

Upstairs, you'll find six comfortable bedrooms, perfect for hosting family and
friends, along with three bathrooms, several toilets, an office, a laundry room, and a walk-in closet.

The top floor features an attic that can be converted according to your preferences, with its vaulted concrete roof structure sure to
impress.

The full basement is a considerable asset, including a large garage, storage space, a laundry room (with an original washbasin), a boiler room, a wine cellar, an annex, and even a salting room.