COLDWELL BANKER
EUROPA REALTY

House Villars-les-Dombes 730 m²



SALE PRICE : 3 690 000 €

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DESCRIPTION

Just 26 kilometres from Lyon, nestled in a preserved and discreet natural setting, I am delighted to present this remarkable property offering more than 750 sqm, entirely renovated with exceptional care and high-quality materials.

Set within a private estate spanning several hectares, this majestic residence immediately captivates with the nobility of its architecture, the generosity of its volumes and the unique atmosphere that emanates from it.

Designed to provide absolute comfort, it features vast reception rooms, a high-end kitchen, several suites with en-suite bathrooms, as well as superb living spaces dedicated to conviviality and relaxation, including an elegant library lounge and a spacious patio.

This property stands out not only for the quality of its features and its exceptional lifestyle setting. It also offers rare potential for the creation of a magnificent charming tourist accommodation in the heart of the Dombes, a highly sought-after destination renowned for its authenticity, unique natural heritage, emblematic ponds, and close proximity to Lyon, Saint-Exupéry Airport and the main transport routes.

Thanks to its layout, standing, generous volumes and remarkable setting, the estate is ideally suited to a boutique hospitality project, a high-end guest house, a confidential seminar venue or an exclusive reception destination.

To help prospective buyers fully envision this opportunity, an architect-designed project can be made available upon request, enabling a concrete appreciation of the development and operating potential of this truly unique address.

A rare property, at the crossroads of refined living, elegance and heritage investment.

Complete file available upon request.

Your advisor:

Information regarding the risks to which this property is exposed is available on the Géorisques website.

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FEATURES

Property type:	House	Area:	730.0 m²	Number of rooms:	12 rooms
Number of bedrooms:	7 bedrooms				

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

ENERGY PERFORMANCE DIAGNOSIS

Energy performance diagnosis (EPD): D 210

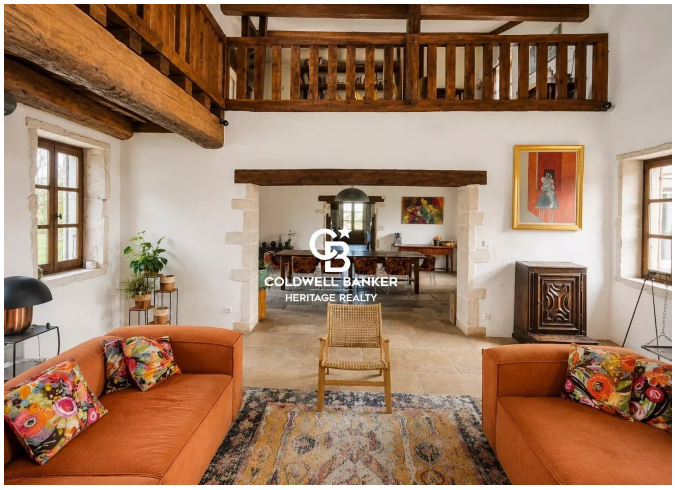
Greenhouse gas emissions (GHG) index: D 46

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