



## listing



### Information de l'agent

Nom:	ArKadia
Nom de compagnie:	
Pays:	Royaume-Uni
Téléphone:	
Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 1,112,774.8

### Location

Pays:	Suisse
Indicatif régional:	06214
Soumis:	29/05/2023

### Description:

The house is on the edge of the charming, unspoilt village of Saint Amour Bellevue, which itself is one of the 10 cru Beaujolais wines. It straddles the Beaujolais and South Burgundy regions producing excellent Pouilly Fuissé, Saint Verand, St.Amour wines amongst many other well-known crus. The village has two excellent restaurants and several others close by.

Saint-Amour-Bellevue is :

- 1h40 from Paris with TGV (departing from Macon Loché-10min)
- 1hr from central Lyon
- 1h40 from Geneva airport
- 2h40 from several major ski resorts

Direct access to the autoroute du soleil-south of France

Main House (old winemakers farm dating from about 1800): 345m2+25m2 roof terrace (incl a 45m2 studio with separate bedroom) + garage (approx. 30m2)+ parking for 2 cars

- 4 bedrooms
- 2 bathrooms and 3 WC
- 2 large salons
- 1 large open plan kitchen
- 1 large coat room
- 1 laundry end technical room



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- 1 office

Studio 45m2 (independent access, kitchen/dining/salon, 1 double bedroom, WC, Shower room and terrace with view)

Gîtes 1 and 2 (with connecting door): approx 160m2 (All bedrooms and living areas have views over vineyards, the Saone valley and the Mont Blanc on clear days)

Car parking for 3-5 cars

Gîte 1:

- Entrance hall
- 2 bathrooms with WC's
- 3 bedrooms
- Kitchen/dining/salon area with direct access onto terrace

Gîte 2:

- Entrance hall with independent WC
- 1 bathroom with WC
- 2 Bedrooms
- Kitchen/dining/salon area with direct access onto terrace

Spa Area: approx.50m2

1st Wing : approx. 25m2

- Relaxation room (with separate massage/storage room)

2nd Wing: approx. 25m2

- Independent WC
- Shower room
- Space for a Hammam and Sauna or summer kitchen

The property has a swimming pool : 8m x 5m x 1.5m

Contact us today to find out more.

## Commun

Chambres:	10
Salle de bains:	8
Pied carré fini:	345 m <sup>2</sup>
Dimesions du lot:	2058 m <sup>2</sup>

## Building details

Parking:	Oui
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## Lease terms

Date Available:



# IMLIX

**Marché immobilier IMLIX**

<https://www.imlix.com/fr/>

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## Information additionnelle

Lien URL du site web:

[http://www.arkadia.com/SEQD-T17948/?utm\\_campaign=multicast&utm\\_medium=web&utm\\_source=IMLIX.COM](http://www.arkadia.com/SEQD-T17948/?utm_campaign=multicast&utm_medium=web&utm_source=IMLIX.COM)

## Contact information

IMLIX ID:

hh-14974896

