



## listing



### Informazioni sull'Agente

Nome: ArKadia  
Nome della ditta:  
Nazione: United Kingdom  
Telefono:  
Languages: Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

### Dettagli dell'inserzione

Proprietà per: Saldi  
Prezzo: EUR 945,000

#### Posizione

Nazione: Switzerland  
Cap: 06214  
Pubblicato: 29/05/2023  
Descrizione:

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): 345m<sup>2</sup>+25m<sup>2</sup> roof terrace (incl a 45m<sup>2</sup> studio with separate bedroom) + garage (approx. 30m<sup>2</sup>)+ 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 and 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

Gite 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.

## **Comune**

Camere da letto:	10
Bagni:	8
Finito piedi quadrati:	345 mq
Dimensione del lotto:	2058 mq

## **Building details**

Parking:	Sì
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## **Lease terms**

Date Available:



# IMLIX

**Mercato Immobiliare IMLIX**

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

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## Informazioni aggiuntive

URL del sito:

[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

