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Character house with swimming pool and outbuilding in the city center

Limas , Rhône , Auvergne-Rhône-Alpes



€1,150,000

inc. of agency fees

6 Beds 475 sqm 0.12 ha

Located in the hyper-center of Limas, close to Villefranche-sûr-Saône, this character house of 475m² of living space is located on a plot of 1175m². The entrance to the main part, built on a magnificent...

At a Glance

Reference MFH-EAL4109EL-2
Bed 6
Land 0.12 ha

Near to Limas
Pool No

Price €1,150,000
Hab.Space 475 sqm
Land Tax N/A

Property Description

Located in the hyper-center of Limas, close to Villefranche-sûr-Saône, this character house of 475m² of living space is located on a plot of 1175m². The entrance to the main part, built on a magnificent 120m² vaulted cellar, is directly from the interior courtyard. The ground floor extends over three parts, a kitchen, a large dining room and a living room for a total of 97m². The latter opens onto an old veranda of 34m²,

bringing an undeniable character to the living spaces and allowing you to enjoy the outdoors in the off-seasons. Access to the garden and swimming pool is naturally on this level. A storeroom and a large garage complete this level. On the first floor, three bedrooms served by a large corridor share a bathroom. Direct access opens onto a mezzanine located above the garage, which can be renovated to the taste of the next owner or used for storage. The top floor consists of a large storage space, two bedrooms, a bathroom and ends with a magnificent 41m² room used as a library. The many windows in this room as well as the cathedral ceiling create a shared room between family members. A second part of the house, adjoining the first and connected by different accesses from the courtyard, is on three levels. It was used as offices and today benefits from independent access if necessary. The certain character, the volumes, the layout as well as the calm are the major assets of this house in Hyoer-center and in direct proximity to all the shops and motorway access. Outdoor parking Garage Outbuilding with independent access Main part: Energy class: D / Climate class: D Secondary part: Energy class: C / Climate class: A Estimated average amount of annual energy expenditure for standard use, established from prices energy of the year: between EUR4,410 and EUR6,060 (total for both parts of the house)

Summary

Property type:	House
Bedrooms:	6
Price	€1,150,000

Key Information

Year Built:	1850
Internal Area:	475 sqm
Land Area:	0.12 ha
Has a Garden	Yes

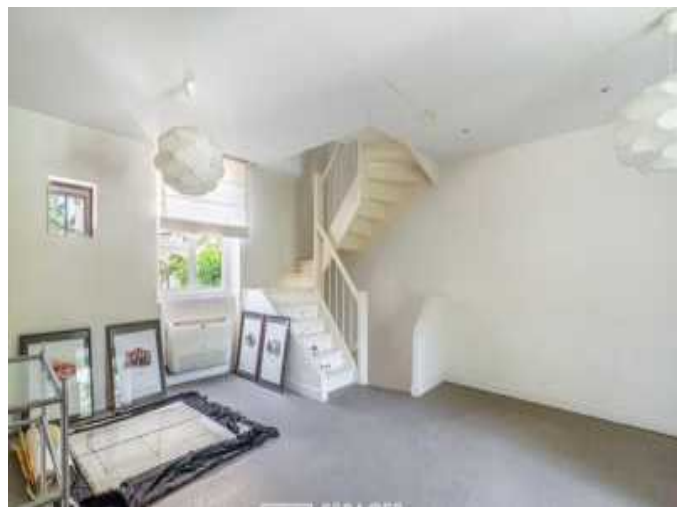
Location: Auvergne-Rhône-Alpes



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