

# Bourgeois house with extension in the hypercentre

Villefranche Sur Saone, Rhône, Auvergne-Rhône-Alpes





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#### At a Glance

Reference	MFH-EAL4126EL-2	Near to	Villefranche Sur Saone	Price	€560,000
Bed	4	Bath	1	Hab.Space	e 194 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

#### **Property Description**

Located in the heart of Villefranche sur Saône, this bourgeois house, benefiting from a wooden extension bathed in light, has a living area of 194m2 and is erected on a plot of 516m2. Thanks to this extension, the cachet of the old and the lines of the contemporary combine perfectly, making this building atypical. From the entrance, large volumes are present. A double living room, an office and a bathroom share the ground

floor of the building. In the extension, the wooden extension hosts a very large kitchen and a dining room opening onto a magnificent patio, cleverly designed to receive as much light as possible. A quiet master suite completes this level on one level. Upstairs, two beautiful bedrooms and an office, embellished with old parquet floors and a fireplace, share a bathroom. Location, character, volume and brightness are the undeniable assets of this rare building in the area. Parking in the yard ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR1,740 and EUR2,410

## Summary

Property type: Bedrooms: Bathrooms Price

House 4 1 €560,000

## **Key Information**

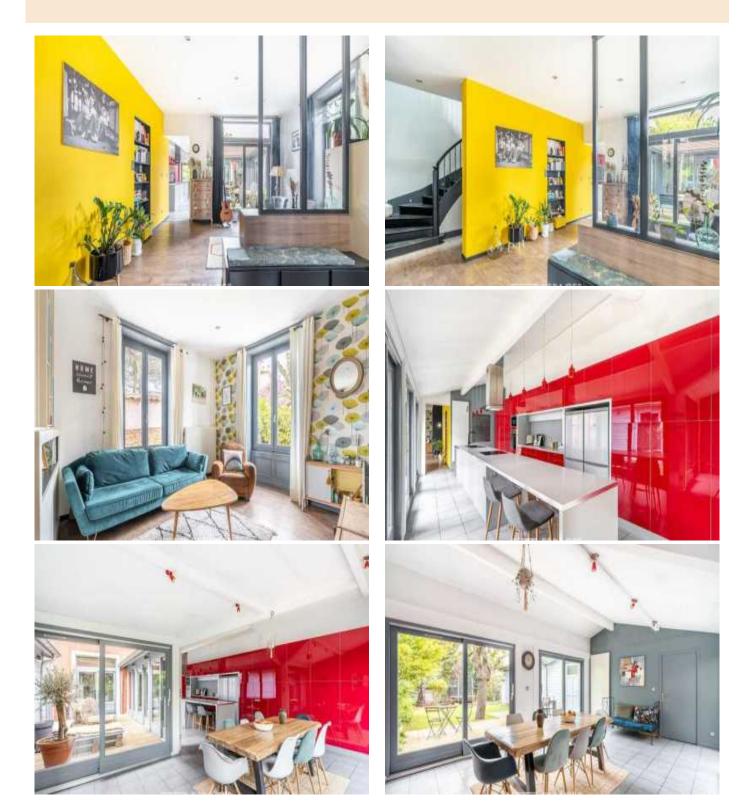
Internal Area: Land Area: 194 sqm 0.05 ha

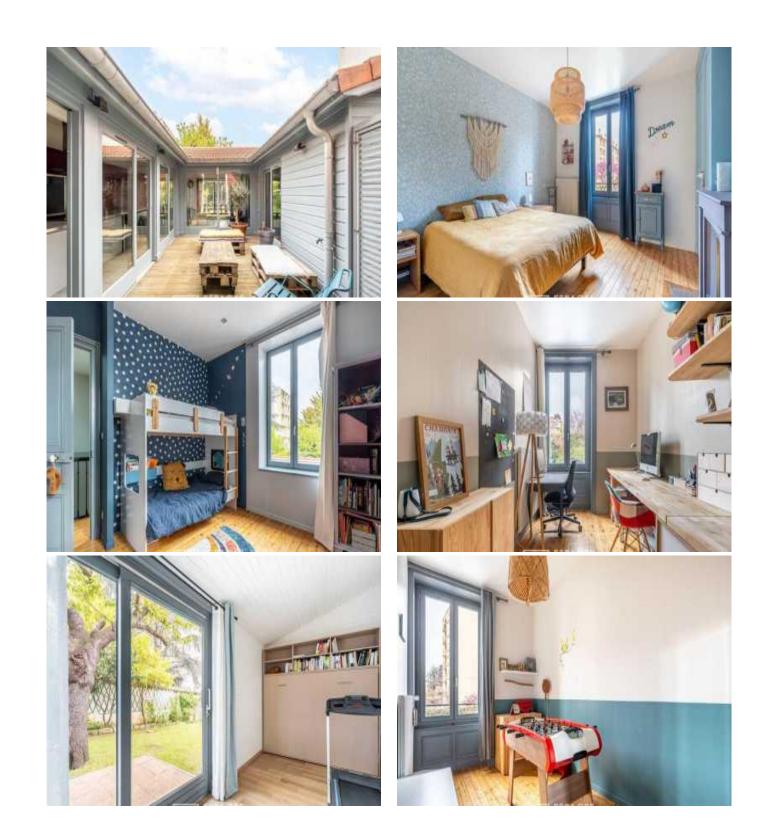
## Location: Auvergne-Rhône-Alpes



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