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## Bourgeois house with extension in the hypercentre

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



**€560,000**

inc. of agency fees

4 Beds 1 Baths 194 sqm 0.05 ha

Located in the heart of Villefranche sur Saône, this bourgeois house, benefiting from a wooden extension bathed in light, has a living area of 194m<sup>2</sup> and is erected on a plot of 516m<sup>2</sup>. Thanks to this extension,...

### At a Glance

**Reference** MFH-EAL4126EL-2  
**Bed** 4  
**Land** 0.05 ha

**Near to** Villefranche Sur Saone  
**Bath** 1  
**Pool** No

**Price** €560,000  
**Hab.Space** 194 sqm  
**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 194m<sup>2</sup> and is erected on a plot of 516m<sup>2</sup>. 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:	House
Bedrooms:	4
Bathrooms	1
Price	€560,000

Key Information

Internal Area:	194 sqm
Land Area:	0.05 ha

Location: Auvergne-Rhône-Alpes



## Gallery











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