

House and its garden at the end of a dead end

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



€495,000

inc. of agency fees

4 Beds 1 Baths 150 sqm 0.05 ha

Benefiting from a calm and residential environment, this house develops a living area of 150 sqm. It is erected on a beautiful plot of 520sqm with terrace and garden facing East / West. The entrance hall...

At a Glance

Reference MFH-EAL5527

Bed 4

Land 0.05 ha

Near to Villefranche Sur Saone

Bath 1

Pool No

Price €495,000

Hab.Space 150 sqm

Land Tax N/A

Property Description

Benefiting from a calm and residential environment, this house develops a living area of 150 sqm. It is erected on a beautiful plot of 520sqm with terrace and garden facing East / West.

The entrance hall gives access to the beautiful living room composed of the dining room, the living room and its wood stove, and serving the open kitchen. The large openings and the triple exposure give this space

excellent brightness at any time of the day. The ground floor also hosts a master suite with dressing room and bathroom.

An additional room, which can be converted into an additional bedroom or a games room, completes this level. Upstairs, the sleeping area offers three bedrooms sharing a bathroom.

Outside, the terrace and the garden act as a haven of peace where it is good to rest and share moments with friends. Environment, calm and brightness are some of the assets of this house which offers a very pleasant living environment for the whole family.

City gas heating.

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 EUR1,270 and EUR1,770

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€495,000

Key Information

Year Built:	1996
Internal Area:	150 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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