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## Duplex house with garden in a bucolic setting

Fontaines Sur Saone , Rhône , Auvergne-Rhône-Alpes



**€629,000**

inc. of agency fees

3 Beds 1 Baths 112.45 sqm 0.08 ha

Located in Rochetaillée sur Saône, bordering Fontaines Saint-Martin, this two-story semi-detached house, built in 2000, with a surface area of 112.45sqm,...

### At a Glance

**Reference** MFH-EAL10464

**Bed** 3

**Land** 0.08 ha

**Near to** Fontaines Sur Saone

**Bath** 1

**Pool** No

**Price** €629,000

**Hab.Space** 112.45 sqm

**Land Tax** N/A

### Property Description

Located in Rochetaillée sur Saône, bordering Fontaines Saint-Martin, this two-story semi-detached house, built in 2000, with a surface area of 112.45sqm, is located in the heart of a calm and peaceful environment on a green plot of 800sqm. An entrance with storage leads to a bright living room composed of a separate equipped kitchen with terrace, fitted with a dining area and open to a living room giving access to the garden to enjoy beautiful sunny days. The sleeping area upstairs accommodates three bedrooms with dressing room and a bathroom. Parking is also organized in a closed garage of 25sqm. Ideally located at the end of a quiet cul-de-sac, this house in the middle of nature, has many assets that will not fail to satisfy you. ENERGY CLASS: C - CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021, as of January 1: between EUR830 and EUR1180

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€629,000

Key Information

Year Built:	2000
Internal Area:	112.45 sqm
Land Area:	0.08 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



## Gallery







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**S. and L. BROWN**



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