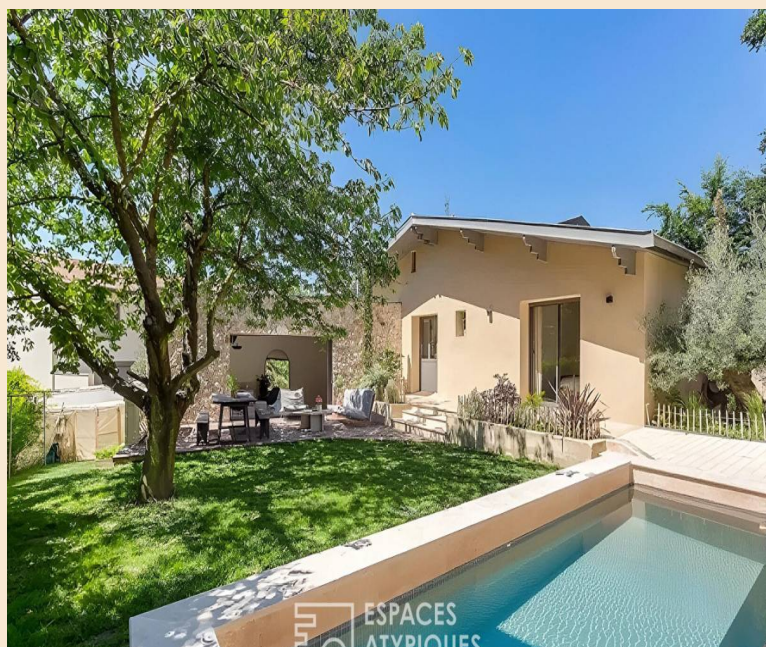


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Old house with contemporary extension in the village center

Fontaines Sur Saone , Rhône , Auvergne-Rhône-Alpes



€845,000

inc. of agency fees

4 Beds 2 Baths 151 sqm 0.05 ha

Located in the heart of the sought-after village of Fontaines-Saint-Martin, this 151sqm old house built on a 545sqm plot has benefited from a successful...

At a Glance

Reference MFH-EAL11135-FSS

Bed 4

Land 0.05 ha

Near to Fontaines Sur Saone

Bath 2

Pool Yes

Price €845,000

Hab.Space 151 sqm

Land Tax N/A

Property Description

Located in the heart of the sought-after village of Fontaines-Saint-Martin, this 151sqm old house built on a 545sqm plot has benefited from a successful contemporary extension, combining old-world charm with modern lines. The ground floor accommodates a living room bathed in light thanks to a large sliding bay window opening onto the garden. The open-plan living room-kitchen area invites conviviality, with a direct connection to the outdoors. Two bedrooms, each with their own private bathroom, complete this level, offering comfort and autonomy. Upstairs, a bedroom with a dressing room and shower room forms an intimate suite, while on the lower level, a fourth bedroom with independent access can serve as an office, studio, or annex space as needed. Hidden from view, the landscaped garden offers a serene living environment, structured around a pond-style swimming pool, a true extension of the living space. The carefully selected plant species create a soothing atmosphere in all seasons. The central location allows you to enjoy the village amenities on foot while preserving the privacy of the place. ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2025: between EUR1,350 and EUR1,900.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€845,000

Key Information

Year Built:	1900
Internal Area:	151 sqm
Land Area:	0.05 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



Gallery







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C. BAUER – Sunday Times

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S. and L. BROWN



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