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Charming house in the heart of Beaujolais

Belleville En Beaujolais , Rhône , Auvergne-Rhône-Alpes



€599,000

inc. of agency fees

6 Beds 310 sqm 0.12 ha

Located in Belleville-en-Beaujolais, in a sought-after residential area, close to amenities, this characterful house offers generous volumes on a flat...

At a Glance

Reference MFH-EAL11702

Bed 6

Land 0.12 ha

Near to Belleville En
Beaujolais

Pool No

Price €599,000

Hab.Space 310 sqm

Land Tax N/A

Property Description

Located in Belleville-en-Beaujolais, in a sought-after residential area, close to amenities, this characterful house offers generous volumes on a flat plot of land, suitable for a swimming pool and not overlooked, facing due southwest.

Largely renovated with quality materials, it offers approximately 310 sqm of living space on a 1200 sqm plot. The welcoming entrance leads to both a complete sleeping area on one level, as well as spacious and bright living areas. The interior spaces harmoniously combine old-world charm with contemporary comfort. The dining room, adorned with terracotta tiles, exposed beams, and an imposing stone fireplace, sets the tone. The vast, light-filled living room, extended by an open kitchen with a sleek design, invites conviviality.

The atmosphere is soft and bright thanks to the large openings onto the garden, revealing a soothing atmosphere. A pellet stove completes the comfort features. Two bedrooms, a games/cinema room, a shower room, and a separate toilet complete this level. A wellness room, ideal for sports enthusiasts, is equipped with a jacuzzi and a shower room with a shower and toilet. The upper floor accommodates four bedrooms, all bathed in natural light, a bathroom with a bathtub and shower, as well as a separate toilet, and a mezzanine.

The attic, which can be converted, offers great expansion possibilities. The enclosed, wooded plot, with no overlooked views, is a true haven of peace. A working well allows for watering the garden. Two garages, a cellar, an alarm, fiber optic access, and a wired internet network complete the amenities of this property. This atypical property seduces with its preserved character and generous volumes. It is aimed at those looking for an authentic house with quality fittings in a quiet residential setting, close to all amenities, the train station, and the motorways. A unique living space, ideal for family life or second home projects.

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average annual energy expenditure for standard use, based on 2021 energy prices: between EUR4,350 and EUR5,960

Summary

Property type:	House
Bedrooms:	6
Price	€599,000

Key Information

Internal Area:	310 sqm
Land Area:	0.12 ha

Location: Auvergne-Rhône-Alpes



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S. and L. BROWN



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