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## Exceptional residence in golden stones

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



€1,390,000

inc. of agency fees

6 Beds 2 Baths 700 sqm 0.12 ha

Close to all amenities and just 15 minutes from Villefranche sur Saône, this 700sqm residence, located in the heart of the charming village of Cogny, is built on a wooded plot of 1200sqm with swimming...

### At a Glance

**Reference** MFH-EAL3227EL-1

**Bed** 6

**Land** 0.12 ha

**Near to** Villefranche Sur Saone

**Bath** 2

**Pool** Yes

**Price** €1,390,000

**Hab.Space** 700 sqm

**Land Tax** N/A

### Property Description

Close to all amenities and just 15 minutes from Villefranche sur Saône, this 700sqm residence, located in the heart of the charming village of Cogny, is built on a wooded plot of 1200sqm with swimming pool. French ceilings, stone floors, original parquet floors, marble fireplaces? these are the elements claiming the character and the history of this building and this, from the entrance. The large living room, the reception room and the large fitted kitchen make up the living space. In the extension of this one, the raised garden with swimming

pool and the immense terrace offer an exceptional view on the mounts of Lyonnais. A first bedroom and a laundry room complete this level. The sleeping area, which is accessed by a magnificent stone staircase, consists of five bedrooms, two bathrooms and a shower room. The last two floors can be arranged according to your wishes and offer a potential surface of 300sqm. The charm and the exceptional volumes, combined with the location, make this house a unique place. 200sqm of cellars. Convertible outbuildings of 145sqm. Closed garage for two cars. ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between EUR5,349 and EUR7,237

Summary

Property type:	House
Bedrooms:	6
Bathrooms	2
Price	€1,390,000

Key Information

Year Built:	1769
Internal Area:	700 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



## Gallery











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