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## House with breathtaking views of the heights of a medieval town in Beaujolais

**Le Bois D Oingt** , Rhône , **Auvergne-Rhône-Alpes**



# €549,000

inc. of agency fees

4 Beds   1 Baths   138 sqm   0.16 ha

Located on the heights of a charming medieval town in Beaujolais, this 138m<sup>2</sup> house, with a breathtaking view of the vineyards, is built on a plot of 1620sqm. The entrance reveals a bright living room...

### At a Glance

<b>Reference</b>	MFH-EAL5226	<b>Near to</b>	Le Bois D Oingt	<b>Price</b>	€549,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	138 sqm
<b>Land</b>	0.16 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located on the heights of a charming medieval town in Beaujolais, this 138m<sup>2</sup> house, with a breathtaking view of the vineyards, is built on a plot of 1620sqm.

The entrance reveals a bright living room with generous volumes, where the decoration and the fireplace give

the place a warm and comforting atmosphere.

This accommodates a fitted and equipped kitchen, a convivial dining room and a cozy lounge area giving direct access to the terrace, the promise of sunny and exotic lunches.

The half-landing leads to three beautiful, bright bedrooms sharing a bathroom.

As an extension, a laundry room - dressing room allows you to optimize the storage and organization of the home.

On the last half-landing, there is an elegant master bedroom.

On the relaxation side, and accessible from the living room, the outdoor space is a real asset with its swimming pool, its summer kitchen and its beautiful sheltered terrace, allowing you to appreciate the unobstructed view of the surrounding hills as well as all the exhibitions which the house benefits from, which allows you to choose your terrace according to the sun.

A large garage in the basement perfectly completes the comfort and functionality of this property.

Ideal for family life, as a primary or secondary residence.

**ENERGY CLASS: D / CLIMATE CLASS: D.** Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR1,540 and EUR2,140

### Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€549,000

### Key Information

Internal Area:	138 sqm
Land Area:	0.16 ha
Has a Garden	Yes

### Location: Auvergne-Rhône-Alpes



## Gallery







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