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## Luxury loft with terrace in the heart of the city

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €549,000

inc. of agency fees

4 Beds   1 Baths   191 sqm   0.01 ha

Ideally located between Place du Promenoir and Parc de Haute Claire, in a quiet street and close to all amenities, this spacious apartment of approximately 200sqm is located in a secure condominium. It...

### At a Glance

<b>Reference</b>	MFH-EAL4357EL-1	<b>Near to</b>	Villefranche Sur Saone	<b>Price</b>	€549,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	191 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally located between Place du Promenoir and Parc de Haute Claire, in a quiet street and close to all amenities, this spacious apartment of approximately 200sqm is located in a secure condominium. It has a pleasant terrace of approximately 90sqm where tranquility and privacy combine harmoniously.

The property is organized on two levels. On the first level, a beautiful fitted kitchen of 41m<sup>2</sup> is decorated with a central island extending into a dining table. The adjoining living room, which has a surface area of 54m<sup>2</sup>, is equipped with a wood stove and enjoys plenty of light thanks to its south-facing joinery. A 24m<sup>2</sup> suite, with dressing room and private bathroom with toilet, will delight parents. A laundry room, a pantry and a toilet complete this level. On the second level, a landing overlooking the living room, with a view of the terrace, gives access to three beautiful bedrooms and a bathroom with WC.

A sheltered terrace area as well as a secure parking space complete this property.

The icing on the cake, an independent office of 14.6m<sup>2</sup> can also be used as a bedroom, workshop or storage. The quality of the services, the terrace and the location in the immediate vicinity of shops and transport make this rare property an ideal space for a family.

Property subject to property status: 7 lots including 7 residential lots

Annual charges: EUR1538.12 ENERGY CLASS: C / CLIMATE CLASS: C.

Estimated average amount of annual energy expenditure for standard use, established from prices of energy for the year 2022:

between EUR1,640 and EUR2,280.

Condominiums of 7 units (No proceedings in progress).

Annual expenses : 1538.12 euros.

## Summary

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

## Key Information

Internal Area:	191 sqm
Land Area:	0.01 ha

## Location: Auvergne-Rhône-Alpes

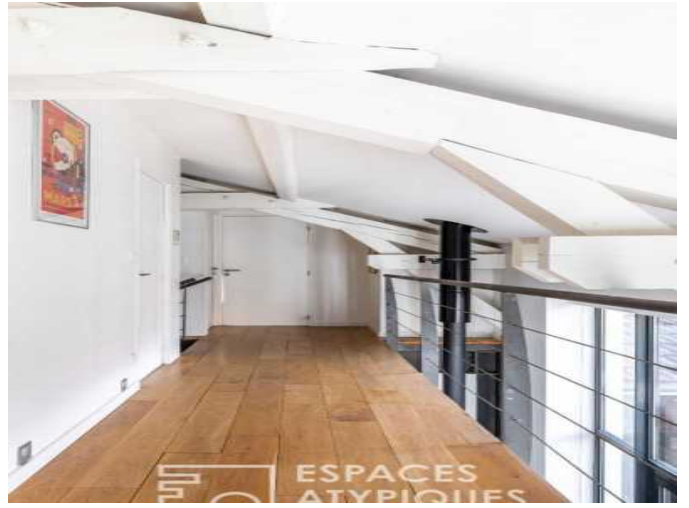
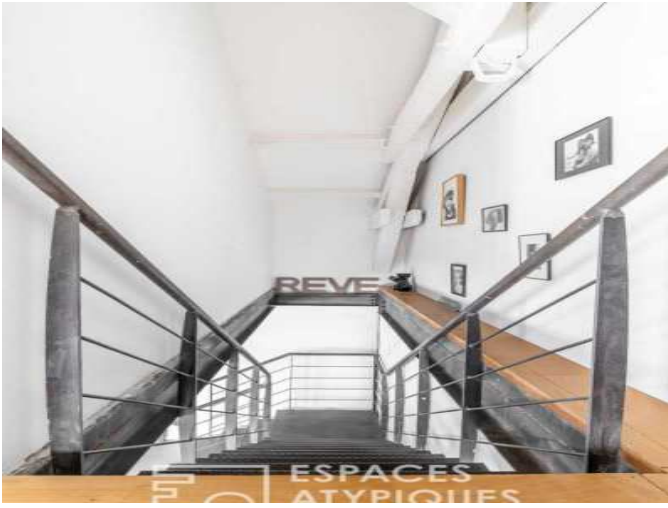


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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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**C. BAUER – Sunday Times**

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