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## Building in the center of Villefranche

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €385,000

inc. of agency fees

5 Beds

225 sqm

Located in Villefranche-sur-Saône, a stone's throw from the rue Nationale, this 2-storey building has a total area of 225sqm. Who doesn't dream of joining their professional activity in 30 seconds? Thing...

### At a Glance

**Reference** MFH-EAL2949EL-4

**Bed** 5

**Near to**

Villefranche Sur  
Saone

**Pool**

No

**Price** €385,000

**Hab.Space** 225 sqm

**Land Tax** N/A

### Property Description

Located in Villefranche-sur-Saône, a stone's throw from the rue Nationale, this 2-storey building has a total area of 225sqm.

Who doesn't dream of joining their professional activity in 30 seconds? Thing done with this set consisting of a former dental practice on the ground floor and an apartment on the top two floors.

This one has kept all of its period charm. Its fireplaces on each floor adorn the main living rooms as well as the bedrooms. Significant potential for this property offering a southern exposure, a 30sqm interior courtyard and a premium location.

The building consists, on the ground floor, of a reception hall as well as a large spacious living room that can connect a future parental suite with its water area. A second bedroom is located on this same level. A kitchen can be arranged, all the water supply and evacuation are already planned. An inner courtyard leads to the cellar, the technical room and the second apartment. Upstairs the entrance hall serves a first bedroom, a kitchen - dining room opening onto a very cozy lounge area. A second bedroom completes this level.

On the second floor, two bedrooms sharing a bathroom with bathtub and a hallway that could be redesigned as an office. This building full of charm will seduce you with its beautiful volumes and its high ceilings.

**ENERGY CLASS: C / CLIMATE CLASS: D**

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2022: between EUR1,500 and EUR2,500

## Summary

Property type: House  
Bedrooms: 5  
Price: €385,000

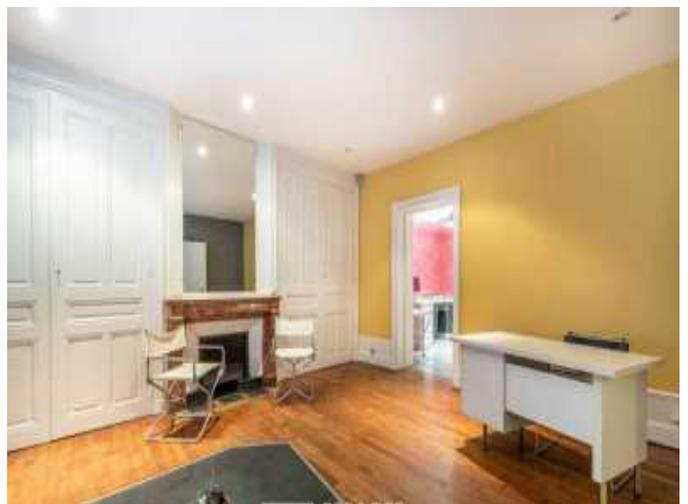
## Key Information

Internal Area: 225 sqm

## Location: Auvergne-Rhône-Alpes



## Gallery





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**C. BAUER – Sunday Times**

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