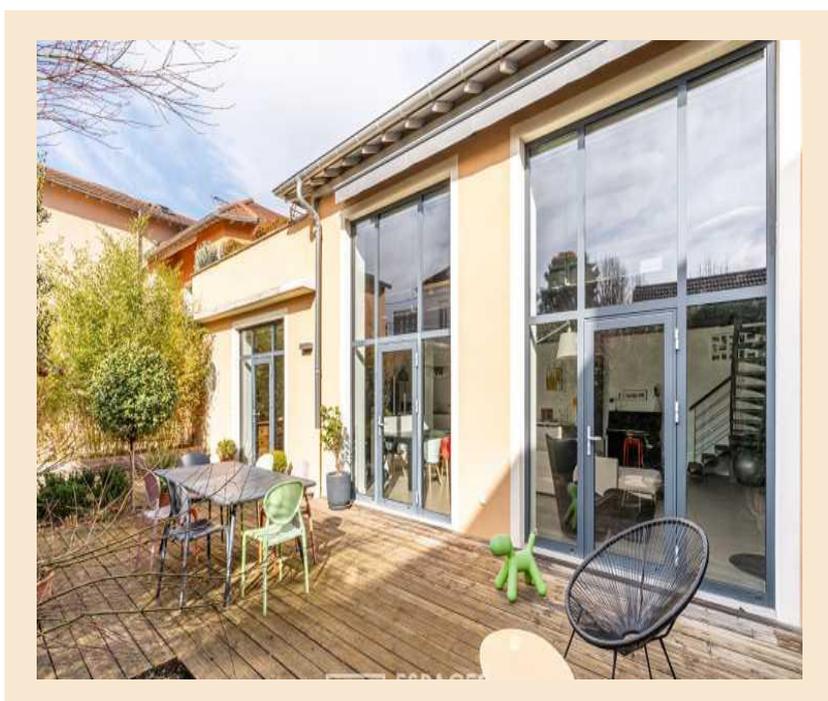


[Click to view MFH-EAL4357EL-2](#)

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

Reference	MFH-EAL4357EL-2	Near to	Villefranche Sur Saone	Price	€549,000
Bed	4	Bath	1	Hab.Space	191 sqm
Land	0.01 ha	Pool	No	Land Tax	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 41m² is decorated with a central island extending into a dining table. The adjoining living room, which has a surface area of 54m², is equipped with a wood stove and enjoys plenty of light thanks to its south-facing joinery. A 24m² 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 14.6m² 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:	House
Bedrooms:	4
Bathrooms	1
Price	€549,000

Key Information

Internal Area:	191 sqm
Land Area:	0.01 ha

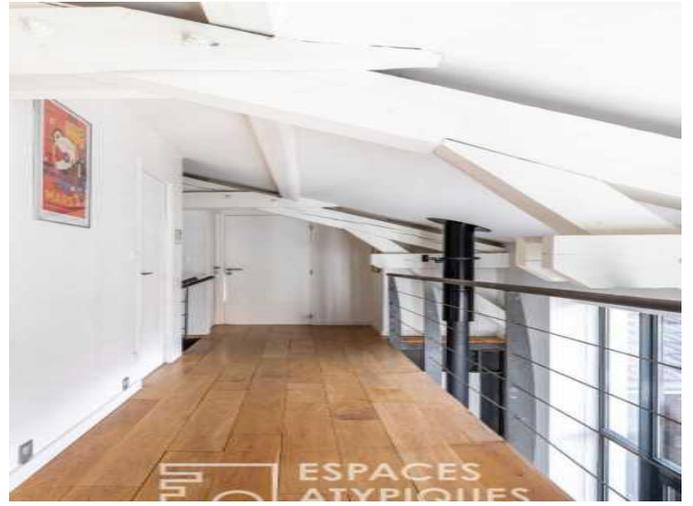
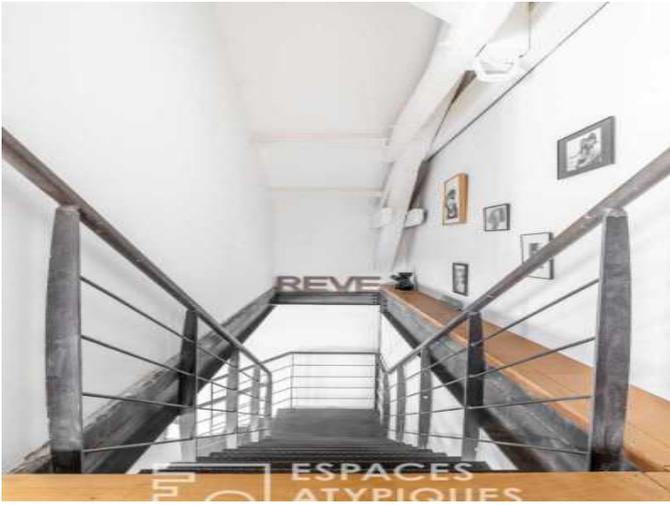
Location: Auvergne-Rhône-Alpes



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C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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