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## Family home with views of the Val de Saône

Fontaines Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €995,000

inc. of agency fees

4 Beds   1 Baths   216 sqm   0.12 ha

On the heights of Rochetaillée-sur-Saône, facing the Monts d'Or is this beautiful and spacious, completely renovated house of 216m<sup>2</sup> with its landscaped garden of more than 1200m<sup>2</sup>. Redesigned for family...

### At a Glance

<b>Reference</b>	MFH-EAL6162-1	<b>Near to</b>	Fontaines Sur Saone	<b>Price</b>	€995,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	216 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

On the heights of Rochetaillée-sur-Saône, facing the Monts d'Or is this beautiful and spacious, completely renovated house of 216m<sup>2</sup> with its landscaped garden of more than 1200m<sup>2</sup>. Redesigned for family life, it extends over 2 levels. Accessible by a terrace of more than 100m<sup>2</sup>, the first floor is made up of the kitchen, the dining room and the living room. Thanks to the large openings to the outside, this large living room overlooks a superb view. The swimming pool and the terrace, built on the same level, enlarge the living space on sunny days and allow you to imagine beautiful moments of sharing at sunset. The first floor also

offers 2 bedrooms sharing a bathroom with shower and bathtub. On the ground floor there is a projection room or games room, an office space or additional bedroom, a laundry room, as well as 2 suites. The first with a shower room and the second with a bathroom and dressing room. Each has a terrace overlooking the garden made up of different species of plants such as wisteria, eucalyptus... Outside the different terraces, the garden with its vegetable patch, the pétanque court and the games area are added to the swimming pool which gives the impression of diving into the Saône. The entire house offers high-end services, it has been completely redesigned to be functional and user-friendly. ENERGY CLASS: C / CLIMATE CLASS: A  
Estimated average amount of annual energy expenditure for standard use, established based on January 2021 prices: between EUR1,650 and EUR2,290

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€995,000

## Key Information

Internal Area:	216 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery







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