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Caladoise villa with swimming pool

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



€550,000

inc. of agency fees

4 Beds 1 Baths 225 sqm 0.3 ha

Ideally located 2 minutes from the entrance to the A6 South, in a calm and peaceful environment, this 225 sqm house is built on a wooded plot of approximately 3000 sqm with terraces and swimming pool...

At a Glance

Reference MFH-EAL7637

Bed 4

Land 0.3 ha

Near to Villefranche Sur Saone

Bath 1

Pool No

Price €550,000

Hab.Space 225 sqm

Land Tax N/A

Property Description

Ideally located 2 minutes from the entrance to the A6 South, in a calm and peaceful environment, this 225 sqm house is built on a wooded plot of approximately 3000 sqm with terraces and swimming pool.

From the entrance, the generous volumes of each room make it easy to project yourself and consider various configurations. The living space, characterized by its exposed beams and fireplace, includes a living room,

with direct access to the terrace on the pool side, as well as an office and a semi-open kitchen with its dining area.

A storeroom, a shower room and a first garage reinforce the functionality and comfort of this level. Upstairs, four large bedrooms share a bathroom (equipped with a shower and a bathtub), as well as a laundry room. The basement includes a cellar, a technical room, and three rooms that can be redesigned to optimize the spaces. On the garden side, the various terraces and the swimming pool invite you to relax.

They will be the ideal place to receive, summer and winter, in complete peace and quiet. An independent garage overlooking the courtyard completes the ensemble.

Its location, accessibility and relaxing setting make this property a rare commodity.

Refreshment to be expected!

ENERGY CLASS: C / CLIMATE CLASS: C Estimated average amount of annual energy expenditure for standard use, established from the indexed energy prices for the year 2021: between 1692 euros and 2288 euros.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€550,000

Key Information

Internal Area:	225 sqm
Land Area:	0.3 ha

Location: Auvergne-Rhône-Alpes



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