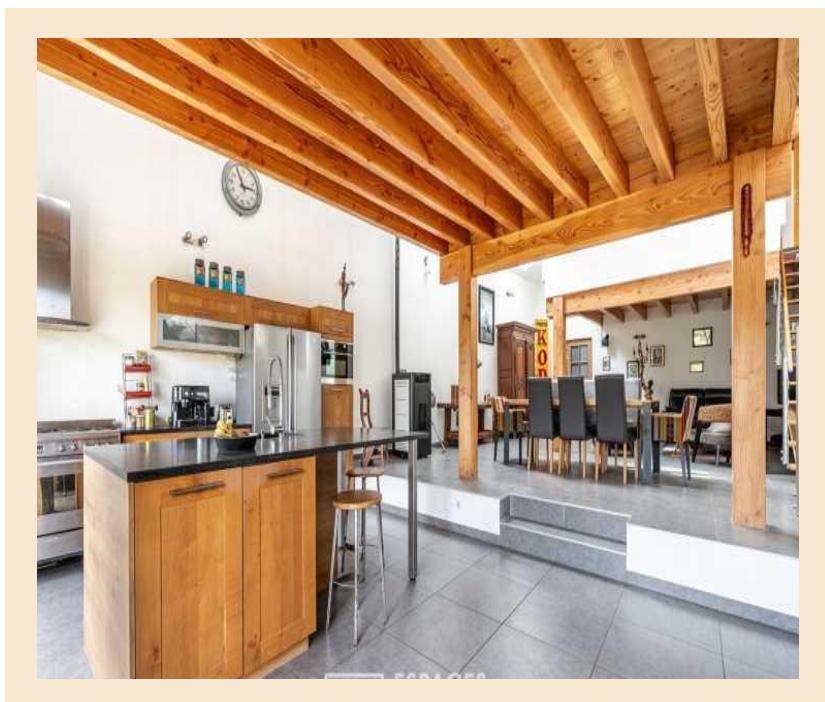


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Family home with wooded garden

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



€399,000

inc. of agency fees

4 Beds 160 sqm 0.2 ha

In a green setting, 10 minutes from the center of Villefranche, this 160 sqm villa is built on a large wooded plot offering a breathtaking view of the pastures and vineyards. On the ground floor, the...

At a Glance

Reference MFH-EAL7676V-1

Bed 4

Land 0.2 ha

Near to

Villefranche Sur Saone

Pool

No

Price €399,000

Hab.Space 160 sqm

Land Tax N/A

Property Description

In a green setting, 10 minutes from the center of Villefranche, this 160 sqm villa is built on a large wooded plot offering a breathtaking view of the pastures and vineyards.

On the ground floor, the entrance hall and the living/dining room form a beautiful, bright and spacious space, ideal for entertaining in complete peace.

A few steps lead to the open kitchen, which, thanks to large French windows, gives direct access to the garden. An adjoining room can be converted into a TV room or office, thus optimizing all the available spaces.

A beautiful open mezzanine overlooks the living room. Upstairs, four beautiful bedrooms share a bathroom. Two cellars complete the functionality of this property.

Located in the heart of Beaujolais, this villa benefits from an exceptional natural setting, just 5 minutes from the motorway access.

"ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between EUR2,160 and EUR2,990"

Summary

Property type:	House
Bedrooms:	4
Price	€399,000

Key Information

Internal Area:	160 sqm
Land Area:	0.2 ha

Location: Auvergne-Rhône-Alpes



Gallery







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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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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