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Charming building from 1850, completely renovated

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



€645,000

inc. of agency fees

4 Beds 200 sqm 0.12 ha

Located in the charming town of Messimy-sur-Saône, this old farm of 200 sqm, completely renovated and enhanced by a garden of more than 1,200 sqm, benefits from a calm and green environment. As you cross...

At a Glance

Reference MFH-EAL7401V
Bed 4
Land 0.12 ha

Near to Villefranche Sur Saone
Pool Yes

Price €645,000
Hab.Space 200 sqm
Land Tax N/A

Property Description

Located in the charming town of Messimy-sur-Saône, this old farm of 200 sqm, completely renovated and enhanced by a garden of more than 1,200 sqm, benefits from a calm and green environment.

As you cross the threshold of this house, you will be seduced by the volumes and the careful decoration of

the different spaces.

The ground floor consists of an entrance, with a laundry room to its right and a dining room to its left, perfect for entertaining family and friends.

Continuing on, a cozy living room gives access to one of the south-facing terraces.

A fully equipped and perfectly arranged kitchen allows easy movement between the courtyard and the garden with swimming pool. Upstairs, the sleeping area consists of a master suite with access to a long balcony, a dressing room, a bathroom with shower and bathtub, completed by three spacious bedrooms and a bathroom .

The exterior offers several bucolic spaces, such as the courtyard with its century-old tree and its sheltered terraces, constituting a real asset for moments of sharing in complete privacy and tranquility.

The swimming pool area, with trees and surrounded by a relaxation area, is ideal for enjoying sunny days. Several parking spaces as well as an independent 35sqm studio benefiting from two independent terraces complete this property, offering varied spaces and which could be considered as an Airbnb.

Nestled in peace, in the heart of lush greenery, and a few minutes walk from the banks of the Saône, this property will delight nature lovers, offering endless possibilities for fishing, walks and moments of relaxation.

ENERGY CLASS: E / CLIMATE CLASS: E Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2021: between EUR2,250 and EUR3,090

Summary

Property type:	House
Bedrooms:	4
Price	€645,000

Key Information

Internal Area:	200 sqm
Land Area:	0.12 ha
Swimming Pool?	Yes

Location: Auvergne-Rhône-Alpes



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