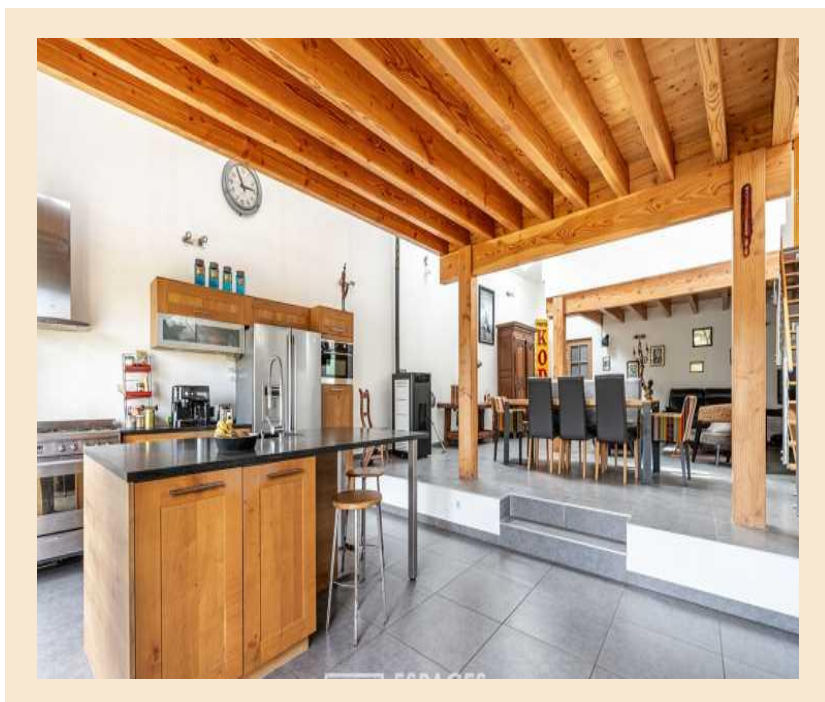


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## Family home with wooded garden

Saint Georges De Reneins , Rhône , Auvergne-Rhône-Alpes



# €399,000

inc. of agency fees

4 Beds      160 sqm      0.1 ha

In a green setting, 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...

### At a Glance

**Reference** MFH-EAL7676-1

**Bed** 4

**Land** 0.1 ha

**Near to** Saint Georges De Reneins

**Pool** No

**Price** €399,000

**Hab.Space** 160 sqm

**Land Tax** N/A

### Property Description

In a green setting, 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: ... / CLIMATE CLASS: ... Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between ... EUR and .... EUR

## Summary

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

## Key Information

Internal Area:	160 sqm
Land Area:	0.1 ha

## Location: Auvergne-Rhône-Alpes



## Gallery







As Featured in

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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**

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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