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## Mansion with swimming pool and outbuildings in the heart of Beaujolais...

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €750,000

inc. of agency fees

8 Beds   3 Baths   215 sqm   0.11 ha

Located a few minutes from the center of Villefranche sur Saône, in the heart of the Beaujolais vineyards, this spacious 215m<sup>2</sup> bourgeois house with beautiful outbuildings offers refined privacy in a green...

### At a Glance

<b>Reference</b>	MFH-EAL7069-1	<b>Near to</b>	Villefranche Sur Saone	<b>Price</b>	€750,000
<b>Bed</b>	8	<b>Bath</b>	3	<b>Hab.Space</b>	215 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Located a few minutes from the center of Villefranche sur Saône, in the heart of the Beaujolais vineyards, this spacious 215m<sup>2</sup> bourgeois house with beautiful outbuildings offers refined privacy in a green and peaceful setting. The combination of its historical authenticity with more current decoration and design makes it a unique and charming place. Protected and magnified by an elegant glass roof, the entrance stands

out and gives access to the different living spaces. The refined dining room and kitchen have direct access to the terrace, thus reinforcing its brightness and the feeling of space. Continuing on, the living room bathes in a warm and friendly atmosphere thanks to its beautiful marble fireplace and its custom-designed wooden furniture. Upstairs, a first sleeping area takes shape, with a bedroom, a bathroom and a master suite (with its own bathroom and a dressing room). On the second floor, four beautiful bedrooms allow you to entertain in complete peace and serenity. The various outbuildings, including an apartment and several rooms, make it possible to envisage additional rental income (gîtes, workshops, art gallery, offices, games rooms). A 190sqm attic can be redeveloped in order to optimize all of the spaces. The garden naturally stands out at the heart of this ensemble like a true oasis with its swimming pool, offering a quiet escape. A beautiful cellar, as well as a garage complete the functionality of this exceptional property. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established based on energy prices for the year 2022: between EUR1900 and EUR2630.

## Summary

Property type:	House
Bedrooms:	8
Bathrooms	3
Price	€750,000

## Key Information

Internal Area:	215 sqm
Land Area:	0.11 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery



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