

[Click to view MFH-EAL7069-1](#)

## 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

**Reference** MFH-EAL7069-1  
**Bed** 8  
**Land** 0.11 ha

**Near to** Villefranche Sur Saone  
**Bath** 3  
**Pool** No

**Price** €750,000  
**Hab.Space** 215 sqm  
**Land Tax** 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



As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate ) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**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.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates