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Townhouse with terrace and garden in the heart of Beaujolais

Fleurie , Rhône , Auvergne-Rhône-Alpes



€449,000

inc. of agency fees

4 Beds 1 Baths 132 sqm 0.05 ha

Located in the center of a village of the Beaujolais crus, in the immediate vicinity of all amenities, accessible on foot, this town house completely renovated by an architect will delight you with its...

At a Glance

Reference	MFH-EAL7835	Near to	Fleurie	Price	€449,000
Bed	4	Bath	1	Hab.Space	132 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

Located in the center of a village of the Beaujolais crus, in the immediate vicinity of all amenities, accessible on foot, this town house completely renovated by an architect will delight you with its walled garden and not overlooked.

On the ground floor, an entrance serves the garage as well as a gym giving direct access to the garden with terrace. A shower room with WC completes this level. On the first floor, the kitchen is the center of attention with its large bay windows opening onto the terrace facing due west. An intimate living room gives access to the laundry room.

The master bedroom, with a dressing room and a shower room, also has direct access to the main terrace. A bedroom, a shower room and a separate WC are also on this floor. On the second and last floor, two bedrooms and a WC complete this ensemble. Many adjoining spaces offer multiple possibilities of development: several cellars totaling 145 sqm as well as a large attic. A perfect marriage of old and contemporary, this intimate house offers a green setting in the heart of the village.

ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from 2021 energy prices: between EUR910 and EUR1,270

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€449,000

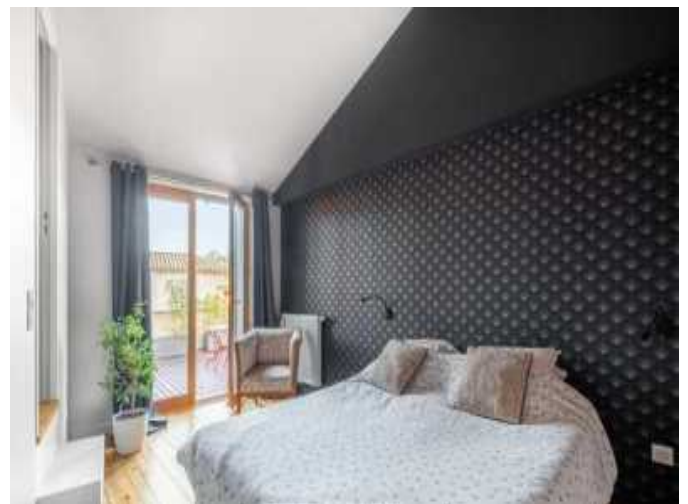
Key Information

Internal Area:	132 sqm
Land Area:	0.05 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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