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## Charming townhouse with garage

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €450,000

inc. of agency fees

4 Beds      1 Baths      184 sqm

Located in the hypercentre of Villefranche sur Saône, close to shops, schools and transport, this town house with undeniable character benefits from a living area of 184m2 and an attic to be converted...

### At a Glance

**Reference** MFH-EAL7011-1

**Bed** 4

**Near to**

Villefranche Sur Saone

**Bath**

1

**Pool**

No

**Price** €450,000

**Hab.Space** 184 sqm

**Land Tax** N/A

### Property Description

Located in the hypercentre of Villefranche sur Saône, close to shops, schools and transport, this town house with undeniable character benefits from a living area of 184m2 and an attic to be converted of 70m2.

In a building with an exceptional façade on Villefranche, this property is located on 3 levels. On the 1st floor, the living room facing East West is bathed in light throughout the day. A semi-open kitchen completes this

level.

On the 2nd floor, three bedrooms overlooking the Place du Théâtre share a bathroom. A laundry room and toilets enhance the sleeping area.

Finally, on the 3rd and top floor, you will find a final bedroom and a room to be converted of 70m<sup>2</sup> with great potential.

A magnificent vaulted cellar and a garage embellish this exceptional property in Villefranche.

ENERGY CLASS: D / CLIMATE CLASS: D Estimated average amount of annual energy expenditure for standard use, established from energy prices for the year 2021: between 1970 and EUR2,730

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€450,000

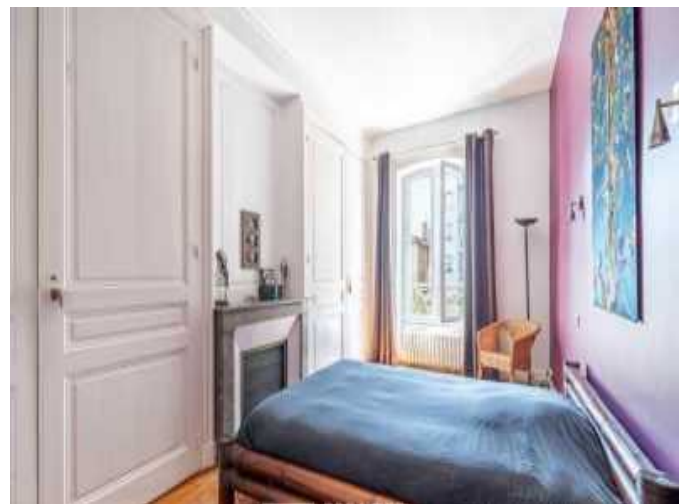
## Key Information

Internal Area:	184 sqm
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## Location: Auvergne-Rhône-Alpes



## Gallery







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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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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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