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## Mansion with garden and outbuilding in the heart of Villefranche Sur Saône

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €650,000

inc. of agency fees

6 Beds      210 sqm      0.08 ha

This elegant 225 m<sup>2</sup> mansion, spread over three levels, is ideally located in the heart of Villefranche-sur-Saône, just 5 minutes from the covered market and Rue Nationale. Nestled on a plot of over 700...

### At a Glance

<b>Reference</b>	MFH-EAL8659	<b>Near to</b>	Villefranche Sur Saone	<b>Price</b>	€650,000
<b>Bed</b>	6	<b>Pool</b>	No	<b>Hab.Space</b>	210 sqm
<b>Land</b>	0.08 ha			<b>Land Tax</b>	N/A

### Property Description

This elegant 225 m<sup>2</sup> mansion, spread over three levels, is ideally located in the heart of Villefranche-sur-Saône, just 5 minutes from the covered market and Rue Nationale.

Nestled on a plot of over 700 m<sup>2</sup>, the exterior boasts a charming garden, a large terrace sheltered by a

majestic mansard-style awning, and an 80 m<sup>2</sup> outbuilding to be renovated.

From the moment you step inside, the atmosphere exudes the elegance of yesteryear: high ceilings, wood paneling, parquet floors, cement tiles, and period fireplaces. Every detail takes visitors on a journey through time.

The ground floor, entirely dedicated to living and reception areas, features a cozy living room, a dining room, and an office offering a soothing view of the garden.

Adjacent to these spaces is a kitchen, which could be redesigned to optimize the dining area, completing this level.

A magnificent staircase, both imposing and refined, leads to a spacious landing bathed in light.

This landing serves the first floor, dedicated to the sleeping quarters: two large, bright bedrooms share a bathroom, while a master suite with an en-suite bathroom and ample closets completes the level perfectly.

On the second floor, three beautiful attic bedrooms are added, along with a bathroom. A small, charming painting studio also enhances this final level.

Additionally, a full basement and a cellar offer further possibilities for storage or conversion.

Finally, the 80 m<sup>2</sup> outbuilding awaiting renovation is a true asset, providing the potential to maximize this exceptional property's value.

This home, with its outstanding potential, invites its new owners to reinvent its story. It will captivate those who appreciate unique spaces that combine charm, character, and authenticity, right in the heart of the city.

**ENERGY CLASS E / CLIMATE CLASS E.**

Estimated average annual energy costs for standard use, based on energy prices from 2021, 2022, and 2023: between euros3,600 and euros4,930

## Summary

Property type:	House
Bedrooms:	6
Price	€650,000

## Key Information

Internal Area:	210 sqm
Land Area:	0.08 ha

## Location: Auvergne-Rhône-Alpes



## Gallery





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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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