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Exceptional single-storey house with garden and swimming pool

Fontaines Sur Saone , Rhône , Auvergne-Rhône-Alpes



€900,000

inc. of agency fees

7 Beds 1 Baths 444 sqm 0.4 ha

In Sathonay-Village, on the edge of Fontaines-sur-Saône, this 444 sqm single-storey house offers unique potential in a calm and green setting. With a generous living area, it is currently divided into...

At a Glance

Reference	MFH-EAL8905	Near to	Fontaines Sur Saone	Price	€900,000
Bed	7	Bath	1	Hab.Space	444 sqm
Land	0.4 ha	Pool	No	Land Tax	N/A

Property Description

In Sathonay-Village, on the edge of Fontaines-sur-Saône, this 444 sqm single-storey house offers unique potential in a calm and green setting. With a generous living area, it is currently divided into two parts: a main home and a space rented as a shared apartment. A rare opportunity for lovers of atypical properties, looking for volume and character. The main part is distinguished by its vast living spaces bathed in natural

light thanks to its numerous openings. The 126 sqm living room, spacious and warm, offers a beautiful view of the outside and opens onto a terrace and a wooded garden. The interior layout includes several bedrooms and adjoining rooms, allowing for various layouts according to needs. The second part, already fitted out for shared accommodation, includes five additional bedrooms. It is an asset in terms of profitability or reception, and can also be annexed to the main part. The surrounding land, surrounded by nature, guarantees absolute tranquility and immersion in a rural environment. A swimming pool, to be renovated, completes this property and invites you to take full advantage of the beautiful days. The whole benefits from a privileged setting, combining calm and proximity to the amenities of the Lyon region. Its generous volumes, its atypical charm and its immense potential make it a rare opportunity, ideal for realizing a life or investment project.

ENERGY CLASS: E / CLIMATE CLASS: E. Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023: between EUR10,230 and EUR13,880.

Summary

Property type:	House
Bedrooms:	7
Bathrooms	1
Price	€900,000

Key Information

Year Built:	1974
Internal Area:	444 sqm
Land Area:	0.4 ha
Has a Garden	Yes

Location: Auvergne-Rhône-Alpes



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