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## Family home with view of the Val de Saône

Fontaines Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €995,000

inc. of agency fees

5 Beds   1 Baths   216 sqm   0.12 ha

On the heights of Rochetaillée-sur-Saône, facing the Monts d'Or is this beautiful and spacious house, completely renovated, of 216m<sup>2</sup> with its landscaped garden of over 1200m<sup>2</sup>. Redesigned for family life,...

### At a Glance

<b>Reference</b>	MFH-EAL9986	<b>Near to</b>	Fontaines Sur Saone	<b>Price</b>	€995,000
<b>Bed</b>	5	<b>Bath</b>	1	<b>Hab.Space</b>	216 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

On the heights of Rochetaillée-sur-Saône, facing the Monts d'Or is this beautiful and spacious house, completely renovated, of 216m<sup>2</sup> with its landscaped garden of over 1200m<sup>2</sup>. Redesigned for family life, it extends over 2 levels. Accessible by a terrace of over 100m<sup>2</sup>, the first floor is composed of the kitchen, the dining room and the living room. Thanks to the large openings to the outside, this large living room projects onto a superb view. The swimming pool and the terrace, built on the same level, enlarge the living space

when the weather is nice and let you imagine beautiful moments of sharing at sunset. The upper floor also offers 2 bedrooms sharing a bathroom with shower and bathtub. On the ground floor there is a projection room or games room, an office space or additional bedroom, a laundry room, as well as 2 suites. The first with a shower room and the second with a bathroom and dressing room. Each has a terrace overlooking the garden composed of different species of plants such as wisteria, eucalyptus... Outside, the various terraces, the garden with its vegetable patch, the pétanque ground and the games area are added to the swimming pool which gives the impression of diving into the Saône. The whole house offers high-end services, it has been completely redesigned to be functional and user-friendly. ENERGY CLASS: C / CLIMATE CLASS: A Estimated average amount of annual energy expenditure for standard use, established from January 2021 prices: between EUR1,650 and EUR2,290

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	1
Price	€995,000

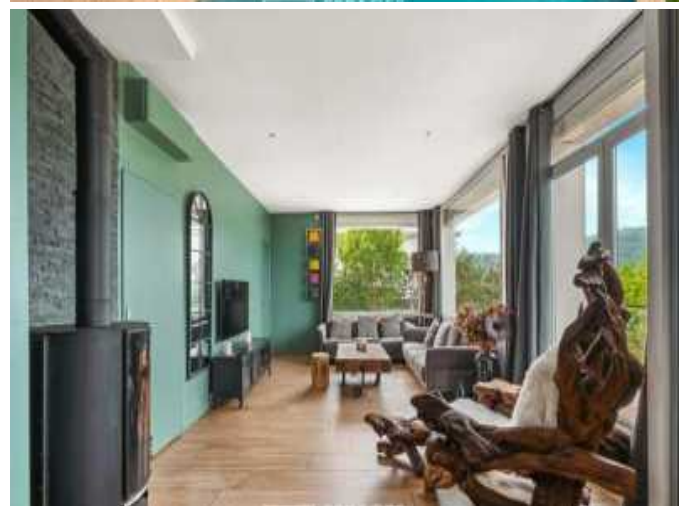
## Key Information

Internal Area:	216 sqm
Land Area:	0.12 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery









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**C. BAUER – Sunday Times**

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