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## Villa with view of Mont Blanc

Villefranche Sur Saone , Rhône , Auvergne-Rhône-Alpes



# €1,295,000

inc. of agency fees

4 Beds    1 Baths    280 sqm    0.6 ha

Located near the city center of Limas, this villa offers a living area of 280 sqm, supplemented by 146 sqm of outbuildings, including a double garage and a cellar. As soon as you enter the property, you...

### At a Glance

<b>Reference</b>	MFH-EAL8977	<b>Near to</b>	Villefranche Sur Saone	<b>Price</b>	€1,295,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	280 sqm
<b>Land</b>	0.6 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Located near the city center of Limas, this villa offers a living area of 280 sqm, supplemented by 146 sqm of outbuildings, including a double garage and a cellar. As soon as you enter the property, you will be greeted by a breathtaking view of Mont Blanc.

The plot of land, with a surface area of 6,000 sqm and entirely buildable, guarantees perfect privacy while

allowing you to consider different construction projects. The spacious living room, facing due south, opens directly onto the terrace and benefits from optimal light. It is accompanied by an elegant and functional Bernollin kitchen.

The sleeping area offers four bedrooms distributed around a bathroom and a shower room.

An office, whose exposed framework accentuates the authentic character, offers a 360° panoramic view of the surroundings.

Thanks to a thoughtful interior design, each room has level access to the south-facing terrace.

The villa, built in 1994, has recently undergone a careful renovation with modern features. A swimming pool with counter-current swimming, more than 100 sqm of outdoor terraces and a facade renovation made with fiber canvas add comfort and elegance to the whole. The heated and cooled floor ensures a pleasant temperature all year round.

The location, the exceptional view of Mont Blanc and the potential offered by the land give this property a rare and unique character.

Estimated average amount of annual energy expenditure for standard use, indexed to the years 2021, 2022, 2023:

between EUR3,160 and EUR4,330 (subscription included)

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€1,295,000

## Key Information

Internal Area:	280 sqm
Land Area:	0.6 ha
Has a Garden	Yes
Swimming Pool?	Yes

## Location: Auvergne-Rhône-Alpes



## Gallery



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