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## Charming building with incredible volumes in the heart of Beaujolais

**Belleville En Beaujolais , Rhône , Auvergne-Rhône-Alpes**



# €495,000

inc. of agency fees

5 Beds   3 Baths   371 sqm   0.12 ha

It is in the town of Charentay, near Belleville sur Saône and Villefranche that this house of 371m<sup>2</sup> of living space, with its studio of 26m<sup>2</sup> as well as its land of 1186m<sup>2</sup>, is erected. On the first floor,...

### At a Glance

<b>Reference</b>	MFH-EAL3987EL-2	<b>Near to</b>	Belleville En Beaujolais	<b>Price</b>	€495,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	371 sqm
<b>Land</b>	0.12 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

It is in the town of Charentay, near Belleville sur Saône and Villefranche that this house of 371m<sup>2</sup> of living space, with its studio of 26m<sup>2</sup> as well as its land of 1186m<sup>2</sup>, is erected. On the first floor, the living space consists of a fitted kitchen open to a large bright living room with beautiful exposed beams. A large master suite, an office, two bathrooms, two toilets but also a space that can be converted into a dressing room

complete this level. It is by using the elevator or even the charming spiral staircase that you reach the second level. This serves a large open mezzanine overlooking the living room of 118m<sup>2</sup> as well as three bedrooms bathed in light sharing a spacious bathroom. On the ground floor, we find the entrance hall of this residence with its private elevator giving access to the living spaces but also a large garage, a shed, a cellar, a technical room and a boiler room. The 26m<sup>2</sup> studio with its beautiful living room and its kitchenette come to refine this house. The charm and exceptional setting of this old house in Beaujolais are the undeniable assets of this property. 1 closed garage of 60sqm. Property subject to co-ownership status: 4 lots Annual charges: EUR771 ENERGY CLASS: D / CLIMATE CLASS: B Estimated average amount of annual energy expenditure for standard use, based on energy prices from the year 2021: between 5500 and 7480 EUR Condominiums of 4 units (No proceedings in progress).

Annual expenses : 832 euros.

## Summary

Property type:	House
Bedrooms:	5
Bathrooms	3
Price	€495,000

## Key Information

Internal Area:	371 sqm
Land Area:	0.12 ha
Has a Garden	Yes

## Location: Auvergne-Rhône-Alpes





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