

4-bedroom duplex - 138 m - Town centre - Villefranche-sur-Saône.



INFORMATION

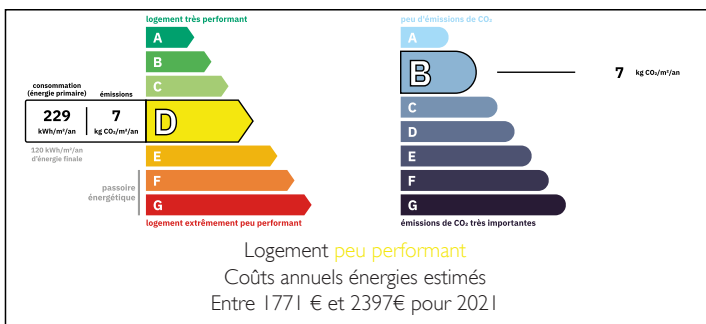
Town:	Villefranche-sur-Saône
Department:	Rhône
Bed:	4
Bath:	2
Floor:	138 m2
Plot Size:	0 m2



IN BRIEF

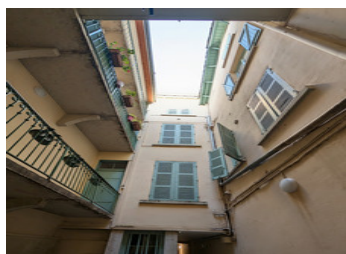
A rare gem in the heart of Villefranche-sur-Saône! Magnificent 138 m² character duplex (5 rooms, 4 bedrooms) set in a pre-1948 building, perfectly positioned in the historic town centre. Brimming with authentic charm — exposed beams, original framework and period parquet flooring. Offered below market value, this property is ideal for investors seeking strong rental returns, families needing space and proximity to schools, or first-time buyers looking for a generous apartment in a premium location.

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



LOCAL TAXES

Taxe foncière: 1 125 EUR

NOTES

DESCRIPTION

- CHARACTER DUPLEX – 5 ROOMS – 138 m² –
HYPER-CENTRE OF VILLEFRANCHE-SUR-SAÔNE

A guaranteed favourite: this exceptional duplex is nestled on the 1st and 2nd floors of a pre-1948 building, right in the historic and bustling commercial heart of Villefranche-sur-Saône. Offered at approximately 22% below the local market average, this rare property combines period charm, tasteful renovation and a premium location — a genuine opportunity for families, investors and first-time buyers alike.

- AN EXCEPTIONAL PROPERTY!

Solid exposed stone walls, original wooden beams and joists

Spectacular cathedral-style timber framework on the upper floor with tie-beam truss

Solid wood plank flooring (some original, others recently sealed and varnished)

Graphic cement tiles in the bathroom

Designer accent walls: aged ochre, teal blue, deep black

Restored antique pine doors retaining their original charm

- 1ST FLOOR – LIVING SPACE

Spacious open-plan living area with modern fitted kitchen (gas hob, stainless steel hood, double sink, wooden worktop)

Lounge with freestanding wood-burning stove — perfect for cosy winter evenings

Striking exposed natural stone wall

Light travertine tiling and wood-effect flooring

Optimised under-stair storage

Beautiful solid wood staircase leading to the upper floor

- 2ND FLOOR – SLEEPING QUARTERS