

Very nicely located house with gîte, attic, barn and swimming pool. 1 Ha of land.



INFORMATION

Town:	Cressy-sur-Somme
Department:	Saône-et-Loire
Bed:	4
Bath:	4
Floor:	220 m2
Plot Size:	10117 m2

IN BRIEF

A house with gîte (3 rooms with private bathroom), attic and large barn.

The private residence comprises:

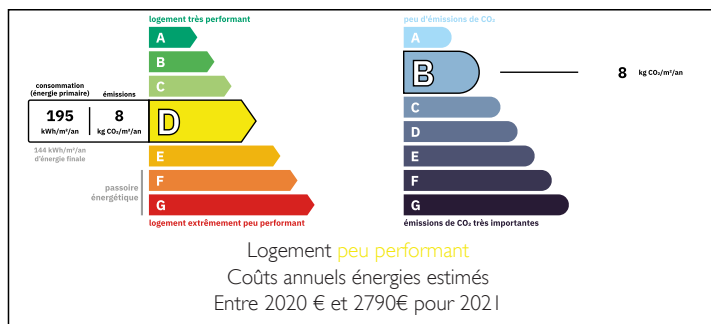
- laundry room 17.5m2
- kitchen 10m2
- living room with decorative fireplace 42m2
- bedroom 15m2
- bathroom 6m2
- toilet separate
- upper floor (attic) to be converted: 60m2.

The gîte comprises:

- entrance hall 18m2 with separate toilet (2.5m2)
- dining room 34m2 with open kitchen
- living room 35m2
- on the first floor:
- bedroom 1 (15.5m2) with private bathroom
- bedroom 2 (13.5m2) with private bathroom
- bedroom 3 (12m2) with private bathroom.



ENERGY - DPE



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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.



DESCRIPTION

This is a beautifully located house with gîte. On the outskirts of a village of 175 inhabitants in the south of Burgundy. A little on the border of the 3 departments Saône et Loire – Nièvre – Allier. 10km from the spa town of Bourbon-Lancy with its spa resort and thermal springs.

The cottage has already been completely restored and tastefully decorated. All furniture is included in the sale. You can, if you wish, immediately rent this gîte. The rental income per year is around 25,000 euros. Rental period from April to November. And in winter, the occasional weekend or holiday period. Each room in the cottage has its own bathroom with bath or shower, sink and toilet. There is a large kitchen with dining room and a beautiful living room with a panoramic view of the Burgundy hills on which the Charolais cows graze. There are terraces around the house to make the most of the sun (or shade on very hot days). To the front of the gîte is the swimming pool. From the pool, the view is magnificent.

The private house still needs a little bit of love and renovations. Restoration work has already begun here, but is not finished. There is a kitchen that is quite tidy and can be used immediately. A large living room with patio doors that lets in plenty of light. On the ground floor there is a bedroom with an en-suite bathroom and a separate toilet. The...

LOCAL TAXES

Taxe foncière: 1200 EUR

Taxe habitation: EUR

NOTES