

Set in the beautiful peaceful countryside this property is looking for a new owner to complete the restoration

EXCLUSIVE



INFORMATION

Town:	Beauby
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	2000 m2

IN BRIEF

Set in the beautiful, peaceful countryside this property is looking for a new owner to complete the restoration work started.

Once part of a farm this property has had the major renovation work completed. It's now a blank canvas for you to finish it to suit your needs.

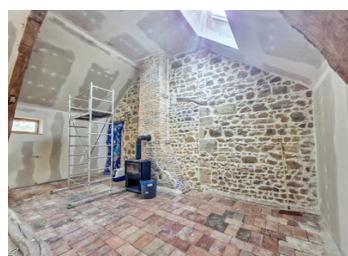


ENERGY - DPE

DPE not required.

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.



DESCRIPTION

In typical country style the ground floor of the property has lovely, exposed stone walls and beams. You enter a large open kitchen living space with a door opening onto the garden and wide countryside views with potential to build a swimming pool. There is hallway leading to a big bathroom and a ground floor bedroom. At this level there are 2 more large spaces yet to be developed into additional living spaces. Finally there is a large garage. The external stairs lead to 2 bedrooms both with exposed stone walls, beams and lovely tiled floors. There is a fully fitted shower room with WC. There is a wood burner to heat this area. The upstairs area could be arranged differently to provide a 4th bedroom if desired.

Layout:

Downstairs

Living-kitchen 40m2 no fixtures or fittings

Hallway 5.6m2

Bathroom 8.3m2 no fixtures or fittings

Bedroom 1. 14.5m2

Spaces to be developed

27.5m2 and 42.8m2

Barn

Upstairs

Bathroom 7.5m2 with shower, sink and WC fitted

Bedroom 2. 30m2

Bedroom 3. 29m2

LOCAL TAXES

Taxe habitation: EUR

NOTES

At the back of the property is a large porch which could house a vehicle or caravan or be converted into an outside sheltered living space. The land is grassed and planted with fruit trees and offers lovely pastoral views.

In front of the property is a small building of about 60m2 that could be converted into a separate home, guest house or studio there is electricity and water but no renovation work has been started yet. There is also a wine cellar...