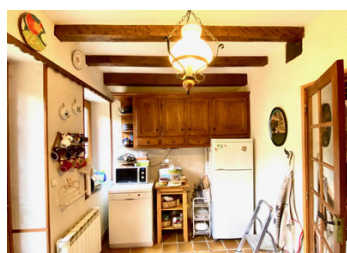
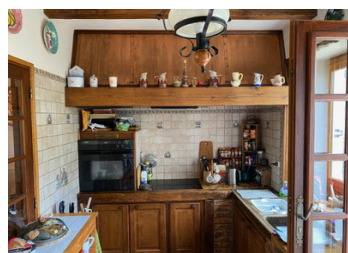


Old farmhouse with character, located 15 km from Autun.



INFORMATION

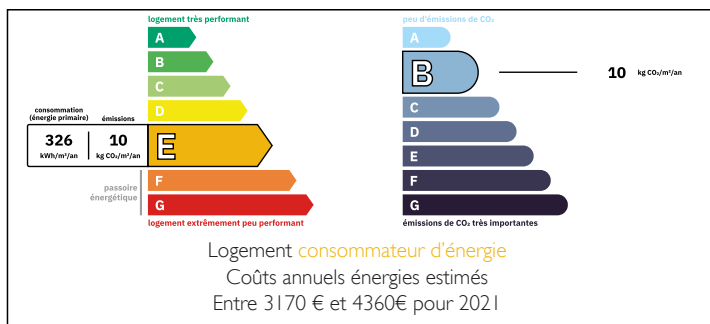
Town:	Autun
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	157 m2
Plot Size:	13516 m2



IN BRIEF

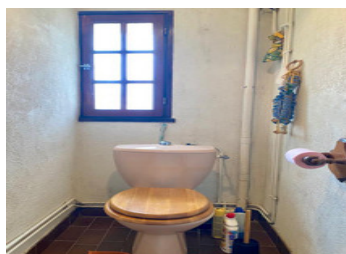
You will love this 18th-century ancient house, beautiful inside and out, located in a small quiet hamlet between the wooded hills of the Autun crown and the meadows of the Drée valley. Well-maintained and in excellent condition, it will not require structural work; only the interior decoration will need to be adapted to the buyers' taste. The ground floor features a spacious and bright living room with exposed beams and a wood-burning insert fireplace with turbo ventilation, a dining room, a furnished and equipped kitchen, a bathroom, a separate toilet, and a hallway serving as a cloakroom and cellar. A large mezzanine welcomes you on the first floor with a library and reading chairs; it opens onto two bedrooms, a dressing room, then the master bedroom, a bathroom, and a separate toilet. From the master bedroom, a wooden...

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 habitation: EUR

NOTES

DESCRIPTION

You will love this 18th-century ancient house, beautiful inside and out, located in a small quiet hamlet between the wooded hills of the Autun crown and the meadows of the Drée valley. Well-maintained and in excellent condition, it will not require structural work; only the interior decoration will need to be adapted to the buyers' taste. The ground floor features a spacious and bright living room with exposed beams and a wood-burning insert fireplace with turbo ventilation, a dining room, a furnished and equipped kitchen, a bathroom, a separate toilet, and a hallway serving as a cloakroom and cellar. A large mezzanine welcomes you on the first floor with a library and reading chairs; it opens onto two bedrooms, a dressing room, then the master bedroom, a bathroom, and a separate toilet. From the master bedroom, a wooden staircase leads up to the attic, which has been completely redone with new flooring and electricity installed. On the northeast side of the house, facing the gravel driveway, a spacious garage houses the laundry room, a workshop area, and will accommodate two cars if necessary. A wooden staircase provides a second access to another part of the attic with a window and electricity. The fortunate owners can also enjoy a very pleasant terrace with an awning on the southwest side of the house, overlooking a beautiful garden planted with fruit trees, a flowering pergola, and a wooden garden shed measuring 3 X 4 meters. The property...