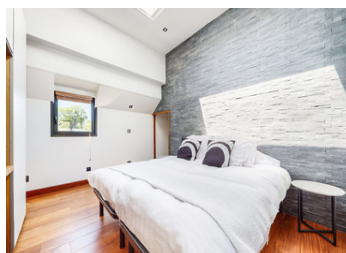
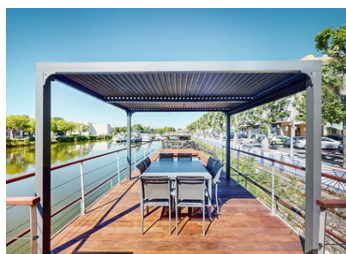
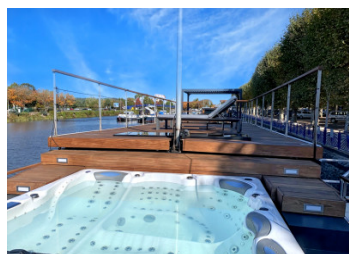


Luxury barge with 3 bedrooms and 1 separate studio. 145m of living space and 100m of terrace.



INFORMATION

Town:	Montceau-les-Mines
Department:	Saône-et-Loire
Bed:	3
Bath:	3
Floor:	145 m2
Plot Size:	100 m2



ENERGY - DPE

DPE not required.

IN BRIEF

Accommodation 1:

Independent 25m² studio, fully equipped and furnished.

Kitchen

Bathroom with toilet

Living room/bedroom with storage

Accommodation 2:

120m² apartment, fully equipped and furnished

Open kitchen

Living room

3 bedrooms

2 bathrooms

2 toilets

1 walk-in closet

1 entrance

1 laundry room

Exterior:

1 terrace of 100m²

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.

1 wheelhouse of 4m²

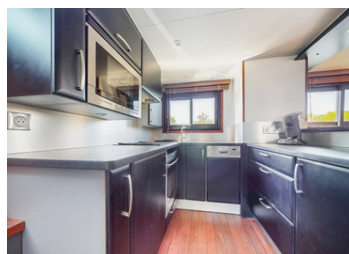
International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.

Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 03 53 60 84 88 Email: info@leggett.fr

Boat length: 38.95m

Width: 5.05m

Height: 3.8m



DESCRIPTION

Magnificent houseboat with all the luxuries! A real paradise to live in.

Once you set foot in this houseboat, you can already feel it. It's a little paradise on the water. Everything has been thought out, everything has been provided. Here, you can really live in luxury. Only solid materials were used for the restoration and furnishings. Careful consideration has been given to the layout and use of the spaces. It is truly a jewel of interior design.

The houseboat is divided into two parts.

There is a small accommodation with kitchen, a living room with sofa bed, a bathroom with shower and toilet on one side of the boat. Again, only good quality materials were used. Fully equipped kitchen with microwave. Electric oven, induction cooker with 3 cooking points, hood, dishwasher. A single sink. A small refrigerator. A combination washer/dryer. Plenty of storage space. The living room consists of a sofa bed of 140x190 m. A table that can be clicked at the low table to use the bed. The wood used in this room for the finish is teak. A TV is provided. Parquet (merbeau). In the bathroom, a walk-in shower with LED lighting. A sink. Teak furniture. Suspended toilets.

In the second accommodation, we enter through a magnificent teak entrance hall. With an Afrormosia parquet floor. There is automatic lighting throughout the hallway. LED lighting.

2nd Accommodation : In the open kitchen there is a microwave, an electric oven, an induction cooker with...

NOTES