

Modern 5 bedroom house in a unique natural setting



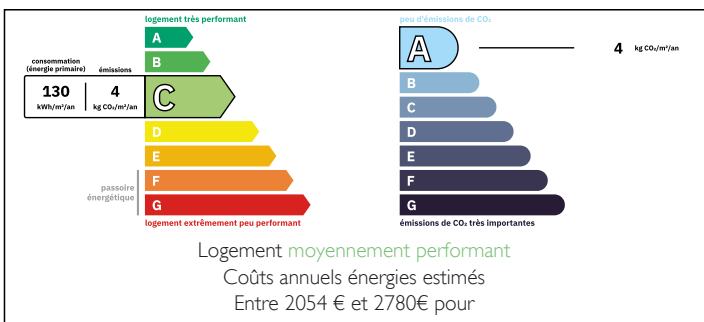
INFORMATION

Town:	Chagny
Department:	Saône-et-Loire
Bed:	5
Bath:	2
Floor:	250 m ²
Plot Size:	2759 m ²

IN BRIEF

Located on the edge of Chagny, south of Beaune, this elegant property built in 2008 offers a peaceful lifestyle in a protected natural environment, close to the Canal du Centre, the vineyards of the Côte de Beaune and Burgundy's renowned gastronomy. Set on a south-facing 2,750 m² plot, the house features bright open living spaces, five bedrooms, multiple terraces and a swimming pool. Quality fittings, modern comfort, stone outbuildings, a wine cellar and a 9 x 4 m pool complete this harmonious property, ideal as a family home or a holiday retreat.

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

Charming Property on the Edge of Chagny – Burgundy

On the edge of a small town south of Beaune, within walking distance of its famous Sunday market and a Michelin-starred restaurant, this remarkable property offers a peaceful and privileged lifestyle in a true haven of tranquillity.

Built in 2008 to a high standard, the house sits on a 2,750 m² plot and was designed to make the most of its protected natural surroundings. Chagny is an excellent base from which to enjoy the Canal du Centre, the renowned vineyards of the Côte de Beaune and the rich gastronomic heritage of southern Burgundy. Accessed via a quiet road running alongside the canal, the property enjoys an independent setting, surrounded by generous south-facing gardens.

From the moment you enter, a central hall leads into a bright and spacious living area combining the sitting room and dining room. A cosy seating area and large sliding glass doors on two sides open directly onto several terraces, both sunny and shaded, creating a seamless connection between indoor and outdoor living.

The ground floor also includes two bedrooms, a shower room, a separate WC, a fully fitted kitchen with direct access to the pool terrace, and a utility room. An internal door provides direct access to the garage/workshop and the double carport.

Upstairs, a large central mezzanine—ideal as an office or leisure space—leads to three further bedrooms, a bathroom and a separate WC. Dormer-style roof windows were chosen to maximise the views over the surrounding...