

Family house in wine village



INFORMATION

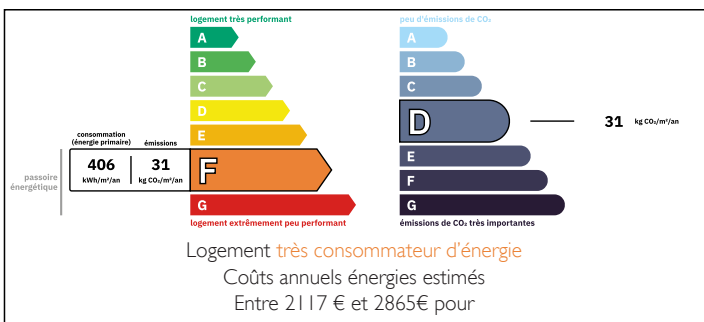
Town:	Cheilly-lès-Maranges
Department:	Saône-et-Loire
Bed:	4
Bath:	2
Floor:	121 m ²
Plot Size:	1508 m ²



IN BRIEF

Charming 1920s house in the Maranges wine region, set within a walled garden with mature trees. The property includes a garage with workshop and a woodshed, and is located 8 km from Chagny and 22 km from Beaune. The main house features a bright and spacious living room and dining area with high ceilings and decorative fireplaces, a well-equipped kitchen, four bedrooms, and modern bathrooms. Additional spaces include a semi-buried basement with an office and storage areas. Ideal as a family home or holiday residence on Burgundy's wine route.

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.



DESCRIPTION

In a wine-growing village of the Maranges, this 1920s house is located within a walled garden adorned with magnificent old trees. A garage with a workshop and a woodshed add to this property. 8 km from Chagny with all its shops and 22 km from Beaune

Access to the property is via two streets. You can enter from the lower street, through a gate that leads to the semi-buried basement, or climb the outdoor stairs to reach the main entrance door at the level of the dwelling. Alternatively, access can be gained from the upper street, which allows entry into the garage and leads to the entrance of the kitchen or the main entrance door.

Entering through the main door, you arrive in an entrance hall with 1920s colourful cement tiles, which provides access to a living room, a kitchen, a bedroom with an en-suite shower room, as well as a toilet with a washbasin.

The living room and dining area are very spacious and bright, with high ceilings adorned with cornices, parquet flooring, two decorative marble fireplaces, and two large french doors opening onto a north-facing balcony. A large window facing east provides additional light.

The kitchen is small but well-arranged and equipped, featuring art deco cement tiles on the floor and suspended ceiling panels mounted on rails. A glass door opens onto a covered terrace facing south, offering a view of the garden. A service door also allows access to the ground floor/basement.

The main bedroom, with...

LOCAL TAXES

Taxe habitation:

EUR

NOTES