

Beautiful stone property in the charming village of Saint Amour Bellevue.



## INFORMATION

Town:	Saint-Amour-Bellevue
Department:	Saône-et-Loire
Bed:	5
Bath:	3
Floor:	311 m <sup>2</sup>
Plot Size:	1500 m <sup>2</sup>

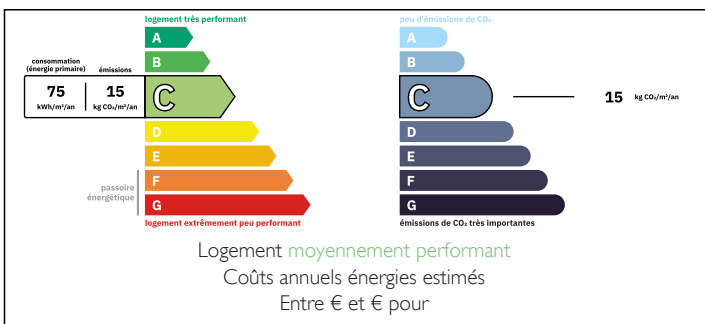
## IN BRIEF

This unique property, set in the romantic sounding wine village of Saint Amour Bellevue, in the heart of Beaujolais/South Burgundy area, offers space and open views towards Mont Blanc.

Recently restored this extensive house of 311m<sup>2</sup> has a large open plan kitchen and dining room, 2 huge living spaces 4 bedrooms, 2 bathrooms, 3WC and a 25m<sup>2</sup> roof terrace that overlooks the surrounding vineyards and the Saone valley towards Mont Blanc. In addition, there is a 1-bedroom studio with fitted kitchen, bedroom, shower room and WC and with an independent entrance. A new swimming pool, a relaxation area, a garage and parking for several cars all set in grounds of 1,500m<sup>2</sup>.



## 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

The house is a stone-built and was once a winemakers' property dating from about 1800, it has been tastefully restored to create a comfortable family home with a large fully equipped kitchen/dining room and a downstairs living room. On this floor you will also find an office/bedroom, a utility/technical room with sauna, a WC and a separate cloakroom and access to the downstairs terrace. Upstairs are 4 bedrooms, the master suite has a walk-in dressing room and large bathroom with bathtub, shower and WC, there are 3 further bedrooms that share the second bathroom that has a bathtub and a shower, and an independent WC on this level there is also the second large open living space with views from every window and access to the roof terrace where you can sip your glass of Saint Amour wine and take in the lovely views surrounding the property.

This property is ideal for a large family as a permanent or holiday home, with the luxury of a relaxation space and swimming pool. Situated in a sought-after village with easy access to transport links and in a region that attracts a variety of visitors from those interested in wine tasting to cycling, walking or hiking. It is also within easy reach of many roman churches and other architectural places of interest.

A lovely spacious home to live in and enjoy the French dream.

If you are interested in creating a business, there is the possibility to purchase 2 semidetached...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES