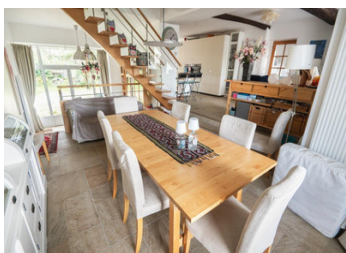


5 bedroom house with guest house and pool



INFORMATION

| | |
|-------------|---------------------|
| Town: | Couches |
| Department: | Saône-et-Loire |
| Bed: | 7 |
| Bath: | 5 |
| Floor: | 285 m ² |
| Plot Size: | 1720 m ² |

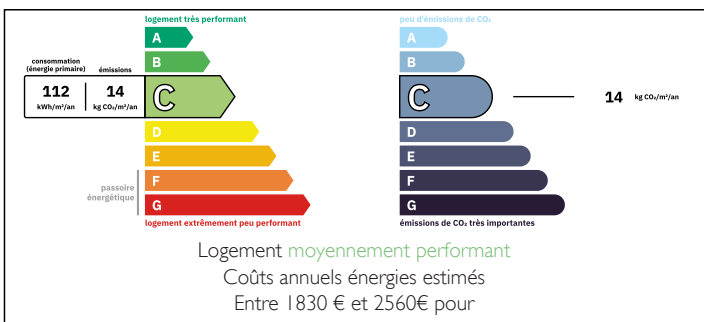
IN BRIEF

Beautifully renovated 17th-century property with a 5-bedroom main house and independent guest house, located between the Couchois vineyards and the Charolais countryside, close to Beaune and the TGV.

The main house offers spacious living areas, five bedrooms, multiple bathrooms, and a home office. The guest house features an open-plan living area with kitchen, two bedrooms, and direct access to the pool.

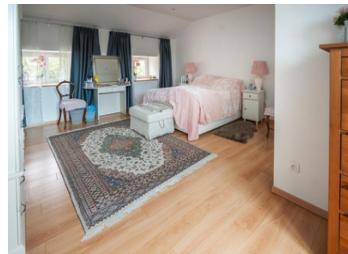
The property includes vaulted cellars, 3 barns/garages, heated swimming pool with pool house, landscaped garden, and vegetable garden. Move-in ready with excellent rental or B&B potential.

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

Imagine a charming 5-bedroom home + guest house nestled between the picturesque vineyards of the Couchois region and the rolling fields of the Charolais, just 30 km from Beaune and 20 minutes from the TGV station with a direct line to Paris (1 hour 20 minutes to Gare de Lyon).

This beautifully renovated home (originally dating from around 1600) features a cosy main house with a large open-plan living room offering two welcoming sitting areas—one with a fireplace, perfect for winter afternoons, and the other a reading nook overlooking the courtyard, set one level lower, ideal for quiet reading or an afternoon nap.

The terrace at the back of the house offers stunning views over the garden, swimming pool, and surrounding countryside (imagine a glass in hand and a spectacular sunset), while the front terrace is perfect for breakfast. The kitchen is fully equipped and ready for you to start preparing your favorite meals. In addition, there is a comfortable lounge with dual-aspect windows. The cloakroom is conveniently located just off the main entrance. The ground floor is heated by the central heating boiler.

Access and Layout

From the lower-level living room, there is direct access to one of the 3 barns/garages, making it easy to bring in supplies.

On the first floor, the house is equipped with an HVAC system serving the landing area as well as each of the five bedrooms. These include a spacious master bedroom with an en-suite shower room and private toilet, along with...

LOCAL TAXES

Taxe habitation: EUR

NOTES