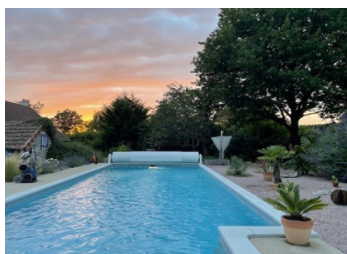


Cosy 2 bedr. House, 2 gites, pool & 3 000m2 field



INFORMATION

Town:	Marmagne
Department:	Saône-et-Loire
Bed:	4
Bath:	3
Floor:	227 m2
Plot Size:	5430 m2

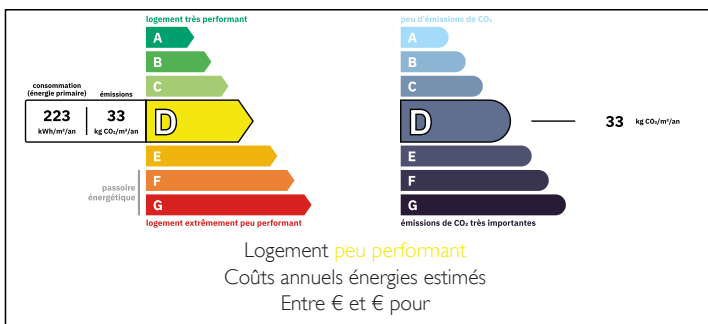
IN BRIEF

Exceptional renovated property in the peaceful hills of the Morvan Regional Park, Burgundy. The main house features a swimming pool, veranda, well-equipped kitchen, spacious living areas, two bedrooms, and a shower room.

The estate includes a large guest apartment, a loft with development potential, and a separate guest cottage with private garden, generating rental income. Additional features include a wine cellar, garage, workshop, and outbuildings, all set on a 3,000 m² plot with beautiful open views.

Conveniently located near Marmagne, Étang-sur-Aroux, Autun, and Le Creusot, with easy access to the Le Creusot Montchanin TGV station, mains drainage, and fiber-optic internet. Ideal as a serene family home or investment property.

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

Nestled in the peaceful hills of the Morvan Regional Park in Burgundy, this exceptional property offers a truly serene lifestyle. Beautifully renovated, the main house is ready to welcome its new owners. It features a refreshing swimming pool for summer days and a charming veranda, perfect for enjoying the in-between seasons.

The property also includes two guest units that generate regular rental income, making it an attractive investment opportunity. A spacious 3,000 m² plot located just across a quiet road provides ample space for further development or outdoor activities.

The estate comprises the main house with pool, a large guest apartment on the first floor, and a loft offering additional potential. Across the road, there is a separate guest cottage, along with a garage, workshop, and additional outbuilding. The land enjoys open views and is free of occupancy.

The main house features a well-equipped kitchen opening onto a versatile veranda, ideal as a winter garden or secondary living space. The kitchen leads to the dining room and then to the living room. Although the main entrance is located in the living room, access is typically via the rear, directly into the kitchen.

A hallway leads to two bedrooms, a shower room, and separate toilets, and also provides access to the guest apartment upstairs. At the back of the living room, there are two storage rooms, one of which serves as a wine cellar.

The large guest apartment, ready for rental, includes a living area with a simple kitchenette, a...

LOCAL TAXES

Taxe habitation: EUR

NOTES