

## 2 bedroom stone house, small garden and nice view



## INFORMATION

Town:	La Guiche
Department:	Saône-et-Loire
Bed:	2
Bath:	2
Floor:	80 m <sup>2</sup>
Plot Size:	471 m <sup>2</sup>

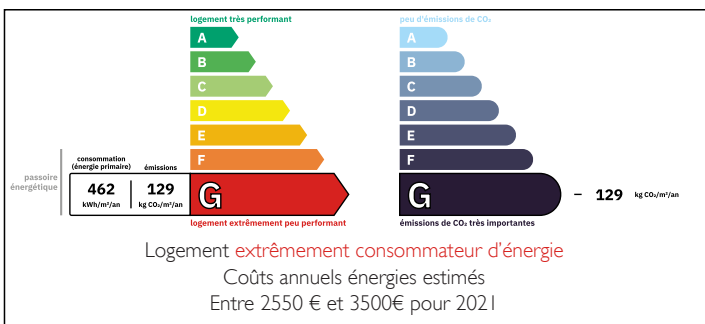
## IN BRIEF

Charming 2-bedroom, 2-bathroom country home located in a peaceful farming hamlet near La Guiche in Southern Burgundy. Set on a 471 m<sup>2</sup> plot with beautiful south-facing countryside views, the property offers comfortable living spaces, a bright 25 m<sup>2</sup> conservatory, and a well-maintained garden.

Recently renovated by an architect while preserving its original character, the house combines authentic features such as exposed beams, stone floors, and a fireplace with practical modern comforts including central heating, good insulation upstairs, mains drainage, and reliable internet access.

The layout is ideal for a small family or as a holiday retreat, with two bedrooms, two bathrooms, a functional kitchen, a welcoming dining area, and a spacious conservatory opening directly onto the lawn. Additional features include cellars, a boiler room, and a traditional working bread oven.

## ENERGY - DPE



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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

A charming 2-bedroom, 2-bathroom home with comfortable living spaces and a bright conservatory overlooking a 471 m<sup>2</sup> garden with beautiful south-facing countryside views. Located in the heart of Southern Burgundy, in a peaceful farming hamlet just a short walk from the village of La Guiche.

An ideal base for exploring Southern Burgundy, the house was recently renovated by an architect while preserving its original character. Well maintained throughout, it provides comfortable accommodation for a small family or two couples. Ready to move into as a holiday home, it could benefit from some modernization if used as a full-time residence.

La Guiche, just over one kilometer away, offers a small grocery shop with fresh bread, a restaurant, and an indoor swimming pool. A modern supermarket is located in Saint-Bonnet-de-Joux, only 10 minutes by car, while Montceau can be reached in around 20 minutes.

The surrounding countryside is a paradise for nature lovers, with rolling fields, forests, streams, lakes, and uninterrupted scenic views.

From the garden gate, a few stone steps lead up to the kitchen, which is simple yet functional. The central dining room connects on one side to the first bedroom with built-in wardrobes and a shower room with WC lit by a skylight, and on the other side to the living room featuring stone flooring and a fireplace.

The living room opens through two French doors onto a 25 m<sup>2</sup> glazed conservatory that enjoys morning sunshine and is equipped with an electric awning for hotter days. This inviting...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES