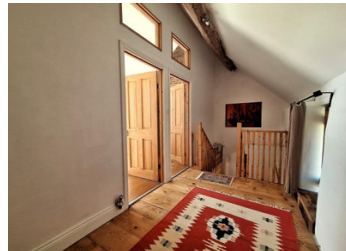
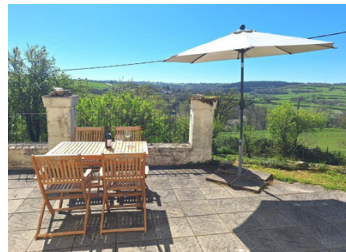


Quaint 2 bedroom house with garden and view near Nolay



INFORMATION

Town:	Saisy
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	70 m ²
Plot Size:	752 m ²



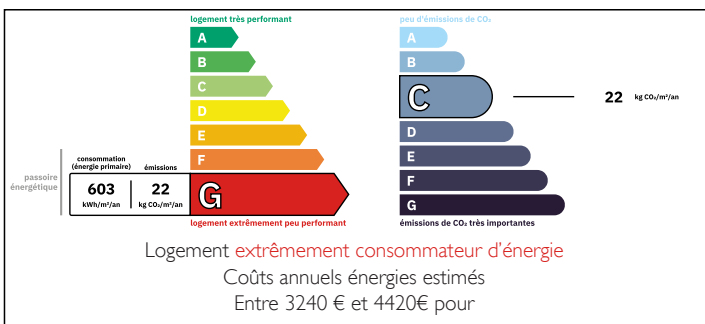
IN BRIEF

A charming holiday home in Burgundy between Autun and Beaune, set on a 750 m² plot with open countryside views. It offers a cosy living room with wood stove, fitted kitchen, bathroom, and a mezzanine with two bedrooms.

The property retains its character with beams and terracotta floors, and includes a sunny terrace, vaulted cellar, and double glazing.

Immediately usable as a holiday home, it would benefit from some modern upgrades for year-round living.

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

A warm holiday home with a sunny paved terrace overlooking a 750 m² plot and open rural views to the south. Located in the heart of Burgundy between Autun and Beaune, just a short drive from the medieval town of Nolay with its covered market, shops, and services.

The hamlet of La Forêt is an excellent base for exploring Burgundy, situated between famous vineyards and the Morvan Regional Natural Park, with numerous hiking trails and cycling routes nearby.

The house has been made comfortable for a small family while retaining much of its original character. It is immediately habitable as a holiday home, though it would benefit from some updates for use as a permanent residence, such as improved insulation and central heating.

From the terrace you enter the fitted kitchen. On one side is the bathroom with shower, bath, WC, and washing machine. On the other side is a cosy living room with exposed beams, terracotta tiles, and a wood-burning stove. A staircase from the living room leads to a mezzanine area and two bedrooms.

The property is mostly double glazed and has individual electric heaters to supplement the wood stove. Furniture and equipment are available by negotiation.

The garden features a paved terrace in front of the kitchen, ideal for outdoor dining with views over the rolling countryside. Stone steps lead down from the terrace to a vaulted cellar, useful for storing bikes and garden furniture.

A charming property in a peaceful hamlet with beautiful views.

Information about risks...

LOCAL TAXES

Taxe habitation: EUR

NOTES