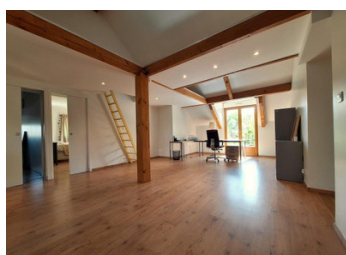
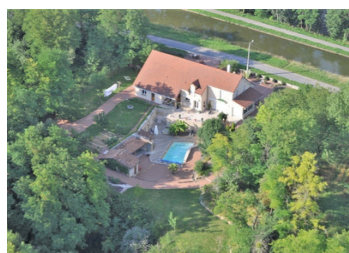
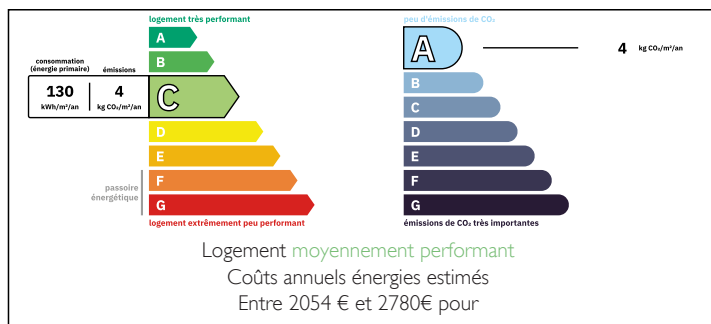


## Modern 5-bedroom house in a unique natural setting



## ENERGY - DPE



## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Chagny         |
| Department: | Saône-et-Loire |
| Bed:        | 5              |
| Bath:       | 2              |
| Floor:      | 250 m2         |
| Plot Size:  | 2759 m2        |

## IN BRIEF

A beautiful modern home built in 2008, set on a private 2,750 m² plot in a peaceful location on the edge of Chagny, south of Beaune. Within walking distance of the Sunday market and Michelin-starred restaurant, the property enjoys a privileged setting alongside the Canal du Centre, surrounded by mature gardens and protected natural land.

The house offers bright, spacious accommodation with a large open-plan living and dining area opening directly onto sunny and shaded terraces and the 9m x 4m swimming pool. There are five bedrooms in the main house, including two on the ground floor, plus a spacious mezzanine, two bathrooms and additional attic rooms offering storage or potential further living space.

The property also benefits from a fully equipped kitchen, utility room, garage/workshop, two-car carport, double glazing, enhanced insulation, heating

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.



## NOTES

## DESCRIPTION

On the edge of a small town south of Beaune, within walking distance of its famous Sunday market and Michelin-starred restaurant, you will find this beautiful property in an oasis of peace and tranquillity. Built in 2008 to an excellent standard on a 2,750 m<sup>2</sup> plot, it was designed to make the most of its protected setting.

Chagny is an excellent base for enjoying the Canal du Centre, the vineyards of the Côte de Beaune and the gastronomic delights of southern Burgundy. It is easily accessible by road and rail, yet at this property you can wake to a chorus of birdsong or the gentle murmur of a passing boat.

The house is accessed via a quiet road alongside the canal and sits independently within its generous south-facing gardens. Entering through a central hallway, you are led into a large, bright living and dining area, with a cosy sitting corner and glazed French doors all around opening onto a choice of sunny or shaded terraces. Also on this level are two ground-floor bedrooms, a shower room, a separate WC, a fully equipped kitchen with access to the pool terrace, and a utility room. From here, there is also an internal door leading to the garage/workshop and a two-car carport.

Upstairs, a spacious central mezzanine can be used as a large office or leisure area and leads to three further bedrooms, a bathroom and a separate WC. Velux windows have been installed to make the most of the...