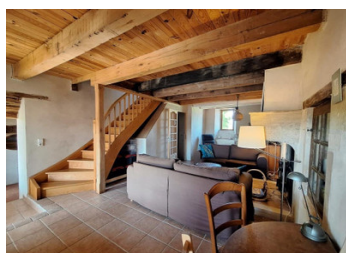
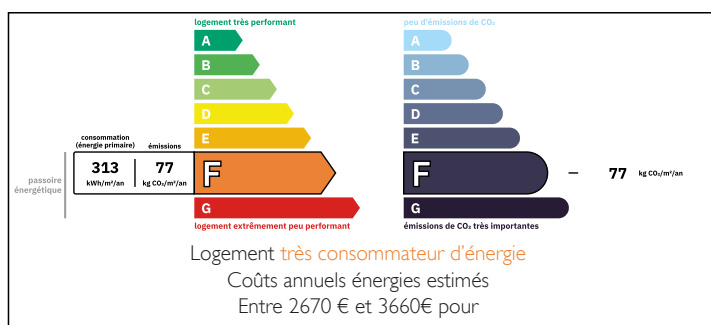


Character 2 bedroom house between Cluny and Tournus



ENERGY - DPE



INFORMATION

Town:	Chapaize
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	80 m ²
Plot Size:	118 m ²

IN BRIEF

A delightful stone house set in a peaceful hamlet near Chapaize, offering beautiful open countryside views. Ideally located just 5 minutes from Cormatin and 10 minutes from Taizé, with restaurants, shops, walking trails and cycling routes nearby.

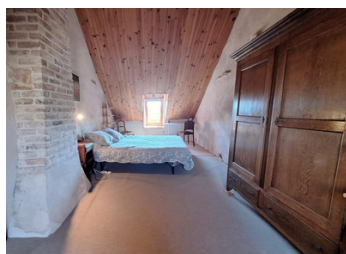
The property retains its original rustic character while offering comfortable accommodation with 2 large bedrooms, a living room with open fireplace, dining room with kitchen, shower room and separate WC. A covered terrace provides a lovely spot to enjoy the views.

The house has double glazing, oil-fired central heating, mains drainage and 2 large cellars. A south-facing adjoining room could be used as a workshop, office or occasional third bedroom.

A charming and immediately habitable property, ideal as a holiday home or for a peaceful rural

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 comfortable holiday home in a quiet little hamlet near Chapaize, with a low-maintenance courtyard offering open rural views. Situated in the heart of southern Burgundy, just a 5-minute drive from Cormatin, with its restaurants and small shops, and 10 minutes from Taizé. The property can be purchased furnished, ready to be enjoyed.

It is an excellent base from which to explore southern Burgundy, with numerous walking trails and cycle routes nearby, including the greenway from Chalon-sur-Saône to Mâcon, which passes through Cormatin. The house has been made comfortable for a small family while retaining much of its original rustic character. Immediately habitable as a holiday home, it would benefit from some modernisation if intended as a permanent residence, such as improved insulation and an updated central heating boiler.

NOTES

Enter via a few steps from the courtyard into a covered gallery, with space to sit and enjoy a glass of wine while admiring the view towards the Mâconnais hills in the distance. On this level there is a dining room with a corner kitchen, a sitting room with an open fireplace, a shower room and a separate WC. Stairs from the sitting room lead to a small landing and 2 large bedrooms, one of which has a WC and washbasin.

The house has double glazing and oil-fired central heating. It is connected to mains drainage.

Beneath the house are 2 large cellars, ideal for storage. On one side of the courtyard, facing south, there is an attached outbuilding...