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Large town house, 5 bedrooms Overlooking the Saone river

Losne , Côte-d'Or , Bourgogne-Franche-Comté



€225,000

inc. of agency fees

5 Beds 1 Baths 158 sqm 0.02 ha

Large town house, 5 bedrooms. Overlooking the Saone river

At a Glance

Reference	MFH-BUR-LC5488B	Near to	Losne	Price	€225,000
Bed	5	Bath	1	Hab.Space	158 sqm
Land	0.02 ha	Pool	No	Land Tax	N/A

Property Description

Situated in a quiet corner of this lively village, with great views of the Saone river. Property has 5 bedrooms and has been completely renovated recently. With small courtyard. Railway connection to this village.

Located in Losne, the largest river port in France. This 158 square metre house will win you over with its authentic charm and historic character. Completely renovated with taste and care, preserving its historic

character and authenticity.

It has five bright, cosy bedrooms, ideal for welcoming family and friends. You'll also appreciate its fully-equipped kitchen, convivial lounge, cosy living room, four WCs and functional bathroom.

This house has an ECD rating of C, which means it is energy-efficient and environmentally-friendly. So you can enjoy a pleasant living environment, while keeping your energy bills under control.

This property also features a storeroom, a convertible attic, a small courtyard to the side and a small garden to the rear. So you can make the most of the outside space, whether for relaxing, gardening or barbecuing.

Last but not least, this house enjoys a privileged location, both quiet and close to all amenities. You'll be able to admire the view over the Saône, opposite the entrance to the marina (Europe's leading river port!) and the church of Saint-Jean-de-Losne (listed as a historic monument). You'll also find all the shops you need nearby (bakery, tobacconist, hairdresser, florist, gift shop, inn, sports hall) less than 100 m away, as well as medical services (medical centre, pharmacy) and numerous other shops (bars, restaurants, etc.) around 300 m away. You'll also have easy access to supermarkets, hypermarkets and car garages, all within a 3-kilometre radius. The SNCF train station is just 1 kilometre away, giving you easy access to nearby major towns such as Tavaux (15 kilometres, with an airport), Auxonne (20 kilometres), Dole (25 kilometres) and Dijon (35 kilometres).

Don't wait any longer, this house is an opportunity to be seized! Contact us today for more information, then arrange a viewing and fall under the spell of this dream French retreat!

Technical specifications :

5 bedrooms / 7 rooms

Fitted kitchen, Living room

4 WCs - 1 bathroom + 1 separate walk-in shower

Cellar

Convertible attic

3 levels

Small courtyard to one side and garden to the rear.

Privileged geographical location:

While being particularly set back from the town centre, and in a quiet street, it offers peace and quiet but also all amenities:

- View over the Saône, opposite the entrance to the marina (For your information, this is Europe's leading river port!), and the Church of Saint-Jean-de-Losne (Listed as a historic monument).
- All shops nearby (Bakery, Tabac Presse (also parcel collection and cash point), 2 hairdressing salons, florist and gift shop, inn and sports hall 100 m away)
- Medical centre (all medical professions) 200 m away, pharmacy and other shops 300 m away
- Supermarkets, the 1st at 200 m, a second at 500 m and finally larger supermarkets and car garages within a radius of 3 km.
- Railway station 1 km away

Nearby towns:

- Auxonne 20 km (includes a hospital),
- Dole 25 km (Grand Hôpital Louis Pasteur),

- Dijon: 35 kms (Large University Hospital (CHU) and a renowned Leclerc Centre (Speciality: Oncology), and among other things, its Cité Gastronomique)

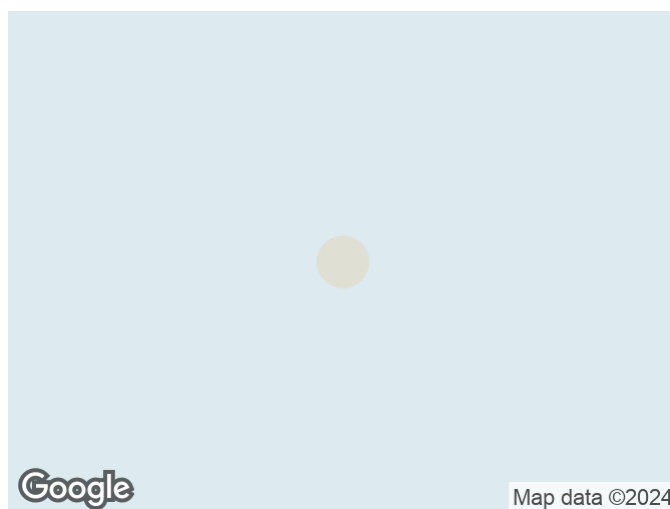
Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	1
Price	€225,000

Key Information

Internal Area:	158 sqm
Land Area:	0.02 ha
Property Features:	
• Energy Consumption:	161

Location: Bourgogne-Franche-Comté



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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



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