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Large country house with guest cottage and 7000 m2 land

Matour , **Saône-et-Loire** , **Bourgogne-Franche-Comté**



€275,000

inc. of agency fees

4 Beds 2 Baths 300 sqm 0.74 ha

Large country house with guest cottage and 7000 m2 land

At a Glance

Reference	MFH-BUR-JDP5480S	Near to	Matour	Price	€275,000
Bed	4	Bath	2	Hab.Space	300 sqm
Land	0.74 ha	Pool	No	Land Tax	N/A

Property Description

On the edge of a farming hamlet only 3 kms from shops and services in Matour, this spacious stone property is ideal for receiving extended family and friends. On a 7370 m2 plot, with views of the rolling wooded countryside beyond, it is 25 kms from the historic towns of Cluny or Charolles.

The property has over 300 m² of living space. Its large rooms have hosted many family gatherings in recent years, although smaller rooms can be made if required.

Enter from the courtyard up some steps to the open plan dining room with fitted equipped kitchen. A door to the back leads to the west side of the garden. Up the stairs is a 40m² bedroom with WC and kitchenette. Above this is a high loft space of the same size which could be renovated. Next to the main kitchen is a shower room with WC then a 60m² double height salon with feature wood-burning stove. All of this part of the house is centrally heated with an oil fired boiler and some of the windows are double glazed.

Further rooms have been added in the former outbuildings with double glazing and occasional heating; a 60m² room with 2 enclosed sleeping areas, then down some stairs at garden level; a living room with corner fitted equipped kitchen, and a separate bedroom and bathroom with access from the courtyard. Next to these is a garage with a room to the back, a boiler room with WC and shower and a cellar for storage under the main house. There is an orchard to the side and a garden to the back of this house, plus an attached field of over an acre.

The guest cottage can be accessed from the courtyard and has its own private garden and south facing terrace reached through large arched double-glazed doors away from the main house. At garden level is a living room with fitted equipped kitchen and WC at one end and a cosy sitting area with a wood-burning stove the other. A spiral wrought iron staircase takes you to the mezzanine bedroom with a washbasin and a small room which could be used to add a shower.

The property is in good general condition but needs work to bring it up to modern standards, and additional bathrooms to make it completely functional depending on the new owner's use.

A great property for a large family, ideal for receiving guests, with many possibilities

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€275,000

Key Information

Internal Area:	300 sqm
Land Area:	0.74 ha
Property Features:	
• Energy Consumption:	460

Location: Bourgogne-Franche-Comté



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