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## Large house in beautiful Morvan valley

St Symphorien De Marmagne , Saône-et-Loire , Bourgogne-Franche-Comté



**€197,500**

inc. of agency fees

4 Beds   2 Baths   166 sqm   1.45 ha

Large house in beautiful Morvan valley

### At a Glance

**Reference** MFH-BUR-BH5504D

**Bed** 4

**Land** 1.45 ha

**Near to** St Symphorien De Marmagne

**Bath** 2

**Pool** No

**Price** €197,500

**Hab.Space** 166 sqm

**Land Tax** N/A

### Property Description

Large house, with many possibilities. One bedroom on the main floor, 3 rooms on first floor. Salon with nice wooden features. Two bathrooms. Ready to live in, but needs some updating. The house looks onto its own fields in this beautiful valley. Still only 15 minutes from all facilities.

The main floor is raised above vaulted cellar and basement storage rooms.

Access to the kitchen, via a terrace on courtyard side. The kitchen is furnished, and shows off a grand Burgundy open fire place. Just off this kitchen a room, that can be used as a small living area, or opened up to add more space to the kitchen.

Along the hallway access to bedroom and shower room with toilet.

Then the magnificent 40m<sup>2</sup> salon / library has to one side a large library was installed that is staying behind. This room has wooden floor, and wooden beamed ceilings. Also all windows are double glassed.

From here two staircases, one leads to the three bedrooms upstairs, where you also find the second bathroom and toilet. The largest room has access to an outside stone staircase.

The other staircase leads to the loft, that still needs to be converted.

The house was renovated in the early 2020's by the carpenter across the courtyard. it used to be a mill, and you can still some evidence of it.

The garden is to the valley side, some 1000m<sup>2</sup> are available, the rest of the land is used by the farmers. The "bief" and stream leading to are dry.

The house is heated with a heatpump, delivering heat to radiators. The kitchen also has the grand fire place.

To the side of the building on courtyard level still some storage rooms and the open dutch barn.

TGV le creusot station is at 20 minutes drive, and shops at only 5 minutes drive in measures

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€197,500

## Key Information

Internal Area:	166 sqm
Land Area:	1.45 ha
Property Features:	
• Energy Consumption:	114

## Location: Bourgogne-Franche-Comté



## Gallery







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