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## Beautifully renovated house with detached cottage

St Marcelin De Cray , Saône-et-Loire , Bourgogne-Franche-Comté



**€399,000**

inc. of agency fees

3 Beds   3 Baths   330 sqm   0.55 ha

Beautifully renovated house with detached cottage

### At a Glance

<b>Reference</b>	MFH-BUR-DF5505C	<b>Near to</b>	St Marcelin De Cray	<b>Price</b>	€399,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	330 sqm
<b>Land</b>	0.55 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In south Burgundy close to historic Cluny, beautifully renovated large house ( 330m2) with separate spacious guest cottage and garage with summer kitchen. Original 19C Stone house showing off many authentic elements. Magnificent views from the 5400m2 garden with vegetable garden.

You enter the house via the external staircase that provides access to the spacious 39m<sup>2</sup> kitchen-dining room. The kitchen is fully equipped. In this room there is also an additional laundry, toilet and shower room. Next is the 31m<sup>2</sup> lounge with insert wood-burning stove. Next to it is a lower sitting room of 27m<sup>2</sup> with large sliding doors for lots of natural light and views. There is a fireplace here. The staircase to the first floor leads to a landing sitting room of 31m<sup>2</sup> where there is access to the master bedroom of 45m<sup>2</sup> including bathroom with washbasin, toilet, shower and a slightly lower office/practice room of 52m<sup>2</sup>. The height of this room is about 6m50 with a view of the roof structure. On the ground floor there are respectively a Cave of 25m<sup>2</sup>, storage room of over 50m<sup>2</sup>, boiler room where oil-fired heating and hot water boiler with oil barrel of 2000 litres.

Radiators in the primary living and sleeping areas.

The separate gite offers over 100m<sup>2</sup>. On the ground floor a large living space with open plan kitchen, dining and sitting area. Room containing separate WC, Shower, washbasin and Boiler.

On the first floor a spacious landing of 21m<sup>2</sup> with access to 2 spacious bedrooms of 11m<sup>2</sup>. Access to terrace above the garage of 28m<sup>2</sup>. Garage with electric rolling door of 37m<sup>2</sup>.

Heating wood stove supplemented by electric radiators.

Separate garage of 15m<sup>2</sup> with summer kitchen and wood storage.

The vegetable garden can be irrigated from a natural spring.

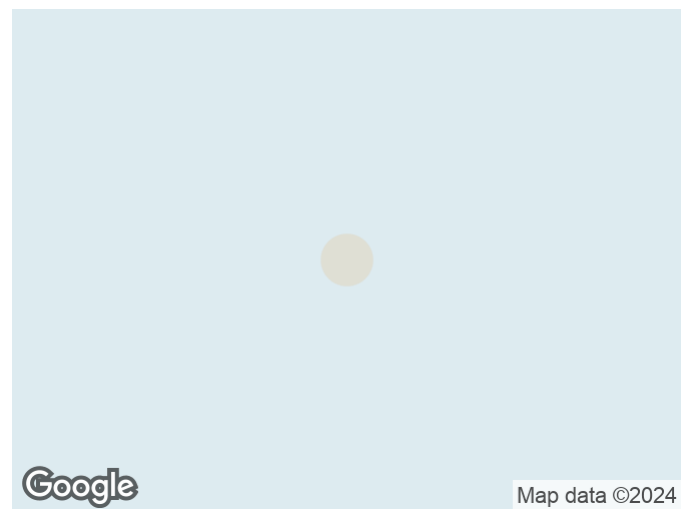
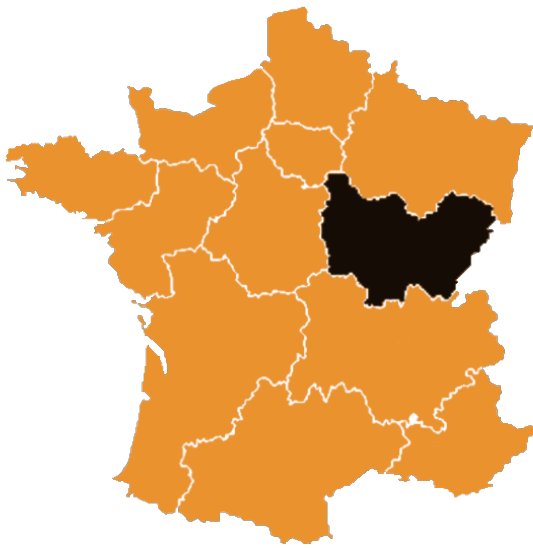
## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€399,000

## Key Information

Internal Area:	330 sqm
Land Area:	0.55 ha
Property Features:	
• Energy Consumption:	432

## Location: Bourgogne-Franche-Comté



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**C. BAUER – Sunday Times**

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