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## Between Couches and Autun, farmhouse set in 10 ha of meadows

St Martin De Commune , Saône-et-Loire , Bourgogne-Franche-Comté



# €375,000

inc. of agency fees

4 Beds   2 Baths   188 sqm   10.06 ha

Between Couches and Autun,  
farmhouse set in 10 ha of meadows

### At a Glance

<b>Reference</b>	MFH-BUR-PM5523D	<b>Near to</b>	St Martin De Commune	<b>Price</b>	€375,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	188 sqm
<b>Land</b>	10.06 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

On the borders of the Couchois region and the Autun plateau, surrounded by 10 ha of meadows, this 6-room, four-bedroom property would be the ideal home for a couple looking for the peace and quiet and authenticity of the French countryside, with space for a horse farm or livestock.

The property for sale is a farm consisting of a house and farm buildings, all set in 10 ha of adjoining meadows, in a hamlet called Champagne.

**HOUSE.** The house is accessed either on the south-west side via the stone-paved main entrance protected by a canopy, or via the service entrance on the north-west gable. The service entrance has a tiled floor, roughcast walls and shingled ceilings. The main entrance is spacious, with a tiled floor, wallpaper and wood panelling on the walls, wood panelling on the ceiling, double-glazed door and window. A staircase leads to the first floor.

In addition to the two entrances, the living area comprises on the ground floor: a very large through living room with open-plan kitchen, dining room and lounge with fireplace, two bedrooms, a shower room and a separate toilet. The boiler room, located on the north-west gable, completes the ground floor.

The 1st floor has a mansard roof, with light provided by Velux windows. It comprises: a mezzanine bedroom/study, a dressing room, a very large bedroom, a shower room with WC, two attics, measuring 14 and 37 m<sup>2</sup> respectively.

**Quality:** the stone dwelling is in very good structural condition, the roof timbers, roofing and zinc work are in very good condition (the roof was repointed in 2007). The windows are double-glazed. The terrace and wooded garden are a very pleasant place to relax in summer due to their coolness.

Oil-fired and wood-fired central heating by functional boilers that are regularly serviced. Domestic hot water is supplied by an electric water heater located in the boiler room.

Running water is supplied by the communal network. There is a well, not used by the current owners, but whose water could be pumped for watering the garden.

High-speed fibre-optic internet connection, ideal for teleworking.

**Location :** Saint-Martin-de-Commune is a small rural commune with 101 inhabitants located in the north of the Saône-et-Loire département, in the Bourgogne-Franche-Comté region. The property is 6 km from the medieval village of Couches, with its shops and services, 15 km from Le Creusot, 21 km from Autun and 32 km from Chalon-sur-Saône. Beaune is 37 km away. Situated at an altitude of 450 metres, the commune is crossed by the Digoine river, the Pont du Roi river, and the Creuse stream.

**Town planning:** the commune of Saint-Martin-de-Commune is subject to the RNU (national town planning regulations). It is part of the Communauté de communes du Grand Autunois Morvan (CCGAM).

In terms of mobility, the hamlet of Champagne (where the property is located) and the commune of Saint-Martin-de-Commune are just a few kilometres from the Autun-Chalon-sur-Saône trunk road, two major employment areas, and 12 km from Le Creusot-Montceau, the leading industrial hub between Paris and Lyon and one of France's most emblematic areas for the industry of the future. The A6 motorway is 32 km away

(Chalon-Nord exit 25). By train, the nearest station is Autun (TER), 21 km away, or Le Creusot-Montchanin-Montceau TGV station, 19 km away (23 minutes), with fast connections to Paris (1 hour 20 minutes) and Lyon (40 minutes). Lyon-Saint-Exupéry international airport is 189 km away (around 2 hours by car). Paris is 327km or 3h 35mins away by car via the A6 motorway, and Geneva is 247km or 2h 40mins by car.

For everyday life, you can do your shopping in Couches (6 km), Le Breuil/Le Creusot (11 km), Epinac (15 km).

**STRONG POINTS:** the living space of the house, the peace and quiet and views over the surrounding meadows, the space available in the courtyard, garden and surrounding area for relaxing in the peace and quiet of the countryside, possibly for a swimming pool (the water from the well could be used), the vast farm buildings and 10 ha of meadows suitable for creating a riding school, the proximity of the Route des Grands Vins (Couches 6 km, Côte des Maranges 14 km, Santenay 20 km) and that of the Morvan Nature Park.

**TO BE REVIEWED:** non-compliant drainage buyer needs to plan installation of a conventional wastewater treatment system or a compact system approved by the Ministry of the Environment).

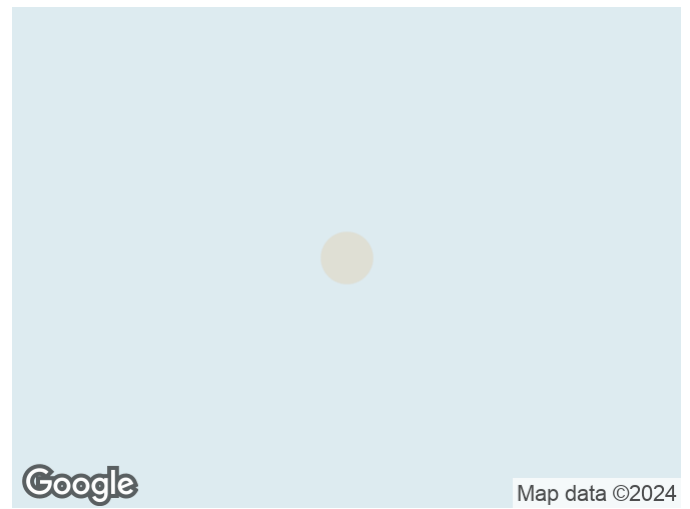
## Summary

Property type:	Farmhouse
Bedrooms:	4
Bathrooms	2
Price	€375,000

## Key Information

Internal Area:	188 sqm
Land Area:	10.06 ha
Property Features:	
• Energy Consumption:	279

## Location: Bourgogne-Franche-Comté



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