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## Cosy 2 bedr House, 2 gites, pool & 3 000m2 field

Marmagne , Saône-et-Loire , Bourgogne-Franche-Comté



# €385,000

inc. of agency fees

4 Beds    1 Baths    227 sqm    0.54 ha

In the rolling hills of east Morvan park, Burgundy. Character house tastefully renovated, ready to move in, with pool and lovely veranda. Two guest...

### At a Glance

<b>Reference</b>	MFH-BUR-BH5576D	<b>Near to</b>	Marmagne	<b>Price</b>	€385,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	227 sqm
<b>Land</b>	0.54 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the rolling hills of east Morvan park, Burgundy. Character house tastefully renovated, ready to move in, with pool and lovely veranda. Two guest units delivering income, sold ready to continue. 3000 m2 field across the small road. Outbuildings.

On the plot sold there is: the main house with pool, above it the largest guest apartment on the first floor. Loft with room for further development if one wishes. The small guest house is just across the quiet road. Here also the garage, a work shop, and to one end a small outbuilding. The 3 000m<sup>2</sup> of land offer a wonderful views and is free of tenants. The main house has a well furnished kitchen. From here also access to the veranda, used in the winter for the plants, and in the in-between seasons a second living room. From the open kitchen, you access the dining room, then the living room. The living room has a main the main front door, but all people come in through the back, straight into the kitchen. Along a hall way, two bedrooms, shower room and toilet. From hallway also access to guest apartment on first floor. to the back of the living room, two storage rooms, one used as wine cellar. The larger Apartment is sold all ready to rent out: living space with simple kitchen, bedroom, and shower room with toilet. The guests have their own private outside staircase to access this apartment. The main house has central heating, via oil burner in the cellar. In the kitchen a typical wood stove. There are two other chimneys, flued, but not used today To the back of the house is garden with the 10x4 m pool, with security cover; Garden and vegetable patch. A small quiet communal road separates the main house from the small gîte, garage and storeroom. This road leads towards one other neighbour. So a very calm location The Small gite is small, but efficient, with downstairs a sitting area, kitchenette, shower room and toilet. The sleeping area in under the eaves in a mezzanine. This small unit, has a private garden looking onto the fields. Also Workshop, chicken pen, garage and one more outbuilding complete the offer. Very quiet location, notwithstanding the communal road that divides the property. Bakery in Marmagne (5 minutes), other shops in Étang sur Arroux, Autun, Le Creusot (all about 15 minutes away). 15 minutes from Le Creusot Montchanin TGV station. Property is on mains drainage, and there is glass fiber internet.

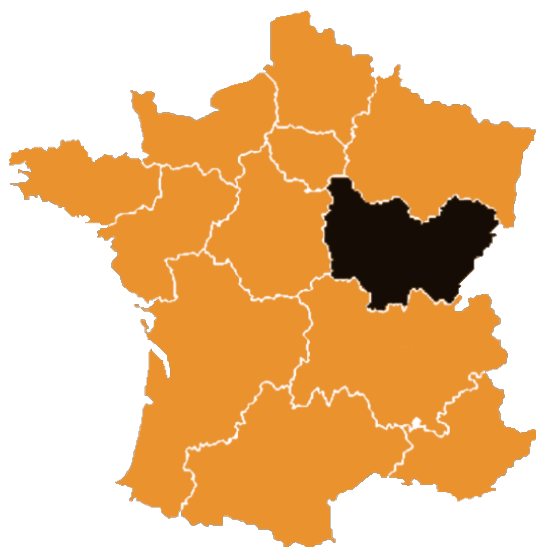
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€385,000

## Key Information

Internal Area:	227 sqm
Land Area:	0.54 ha
Property Features:	
• Energy Consumption:	223

## Location: Bourgogne-Franche-Comté



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