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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

Reference MFH-BUR-BH5576D

Near to Marmagne

Price €385,000

Bed 4

Bath 1

Hab.Space 227 sqm

Land 0.54 ha

Pool No

Land Tax 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.

The property includes: the main house with a pool, and above it, the largest guest apartment on the first floor. There is a loft with potential for further development if desired. The small guest house is located across a quiet road. This area also contains a garage, a workshop, and a small outbuilding. The land spans 3,000m2 and offers stunning views and is free from tenants.

The main house features a well-furnished kitchen, leading to a veranda used for plants in winter and as a second living room in off-seasons. From the open kitchen, you can access the dining room, followed by the living room. The living room has the main front door, but most people enter through the back directly into the kitchen.

Down the hallway are two bedrooms, a shower room, and a toilet. The hallway also provides access to the guest apartment on the first floor. At the back of the living room are two storage rooms, one serving as a wine cellar. The larger apartment is ready to rent out, featuring living space with a simple kitchen, a bedroom, and a shower room with a toilet. Guests have their own private outside staircase to this apartment.

The main house is equipped with central heating from an oil burner in the cellar. The kitchen has a typical wood stove, and there are two additional chimneys that are not currently in use. At the back of the house is a garden with a 10x4 m pool featuring a security cover, alongside a garden and vegetable patch.

A small quiet communal road separates the main house from the small gîte, garage, and storeroom. This road leads to one neighbor, ensuring a calm location. The small gîte is compact but functional, featuring a sitting area, kitchenette, shower room, and toilet downstairs. The sleeping area is a mezzanine under the eaves.

This small unit has its own private garden overlooking the fields. Additional features include a workshop, chicken pen, garage, and one more outbuilding. It's a very tranquil location, despite the communal road that divides the property.

There is a bakery in Marmagne just 5 minutes away, with other shops in Etang sur Arroux, Autun, and Le Creusot, all around 15 minutes away. The property is also 15 minutes from Le Creusot Montchanin TGV station. It has mains drainage and fiber optic internet access.

Summary

Property type:	Chambre d'Hote or Gite
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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S. and L. BROWN



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