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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

Nestled within the serene hills of east Morvan park, located in the picturesque region of Burgundy, lies a truly extraordinary residence. This remarkable...

### 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

Nestled within the serene hills of east Morvan park, located in the picturesque region of Burgundy, lies a truly extraordinary residence. This remarkable house has been exquisitely updated, ensuring it is ready for you to move in and make it your own. It boasts a refreshing pool, perfect for warm summer days, along with a delightful veranda that invites you to relax in the inter season. The property also includes two guest units that provide a steady stream of income, making this an attractive investment opportunity. These units are sold as part of the package and are set to continue generating revenue for the new owner. With a spacious 3000 m<sup>2</sup> plot located conveniently across a tranquil road, there's ample space for additional structures or outdoor activities. This location offers both peace and potential, making it a true gem in Burgundy.

The property encompasses the main house with a **pool**, along with the **largest guest apartment** located on the first floor. There is also a **loft** that offers potential for further development. Just across a quiet road lies a small guest house, along with a **garage**, workshop, and another small outbuilding. The land spans **3,000 m<sup>2</sup>** and boasts stunning views while remaining free from tenants.

The main house features a well-furnished kitchen that leads to a versatile veranda, perfect for nurturing plants in winter and functioning as a second living room during off-seasons. From the open kitchen, you can access the dining room, followed by the living room. While the living room contains the main front door, most visitors typically enter through the back directly into the kitchen.

Down the hallway, you will find two bedrooms, a shower room, and a separate toilet. This hallway serves as access to the guest apartment on the first floor. At the rear of the living room are two storage rooms, one of which functions as a **wine cellar**. The larger guest apartment is ready for rental and consists of a living space with a simple kitchen, a bedroom, and a shower room with a toilet. Guests have their own private outside staircase leading up to this apartment.

The main house features **central heating** powered by an oil burner located in the cellar. The kitchen is equipped with a traditional wood stove, and there are two additional chimneys that are currently unused. At the back of the house, you will find a garden complete with a 10 x 4 m pool featuring a security cover, as well as a vegetable patch.

A quiet communal road separates the main house from the small gîte, garage, and storeroom. This road is shared with one neighbor, ensuring a peaceful atmosphere. The compact yet functional small gîte includes a sitting area, kitchenette, shower room, and toilet on the ground floor, with a mezzanine sleeping area nestled under the eaves.

This small unit has its own private garden overlooking scenic fields. Additional features of the property include a workshop, chicken pen, garage, and an extra outbuilding. It is a serene location despite the presence of the communal road.

Conveniently, a bakery is located just 5 minutes away in **Marmagne**, while other shops can be found in **Etang sur Arroux**, **Autun**, and **Le Creusot**, all within approximately 15 minutes. The property is also situated just 15 minutes from the Le Creusot Montchanin **TGV station**. It benefits from 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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