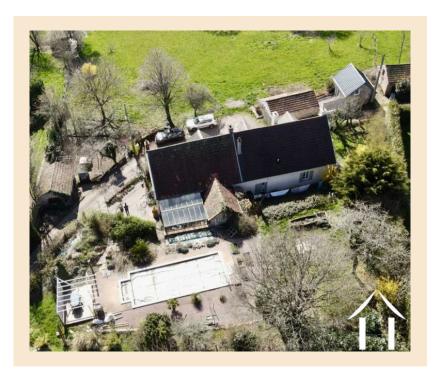
Click to view MFH-BUR-BH5576D

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...

€385,000

At a Glance

Reference MFH-BUR-BH5576D **Near to** Marmagne **Price**

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 m2 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 m²** 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 10×4 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:

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



Gallery





















Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**, or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of ours agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER - Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved