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## Former inn completely renovated

**La Comelle , Saône-et-Loire , Bourgogne-Franche-Comté**



**€495,000**

inc. of agency fees

5 Beds   2 Baths   346 sqm   1.01 ha

Beautifully renovated former inn, with possibilities for multiple gîtes, guest rooms, as a large family home, or even as a group accommodation. The...

### At a Glance

<b>Reference</b>	MFH-BUR-5583	<b>Near to</b>	La Comelle	<b>Price</b>	€495,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	346 sqm
<b>Land</b>	1.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautifully renovated former inn, with possibilities for multiple gîtes, guest rooms, as a large family home, or even as a group accommodation. The entire property is sold furnished and decorated.

Originally an inn, this property has been completely modernized and renovated into a lovely family home. There are multiple options for renting gîtes and/or guest rooms. The entire building has been recently fully renovated, with all windows replaced (double glazing), heat pumps, boiler, and insulation. It is move-in

ready and situated on a spacious plot with 3 garages and a large hangar. An outbuilding can still be converted into a guest house. The house features a large living kitchen, a spacious living room with a fireplace, a game room, a fitness/sauna area, 4 bedrooms, a gîte, and 2 bathrooms. The 2 bedrooms and the gîte upstairs can be accessed via a separate entrance through the garden, making it a good option for generating income from tourism. Attached to the current house is the original owner's residence, which can be used as a workshop. At the other end of the house is a garage, as well as goat pens on both sides of the house. Next to the entrance of the property is an outbuilding with a vaulted cellar that can also be converted into a guest house or similar. In front of the house is a large hangar, currently used for storage and parking. There are terraces at both the front and back of the house.

There is a cellar of 39.6 m<sup>2</sup> beneath the house. Behind the house is a large barn (equipped with water and electricity) of 164 m<sup>2</sup>.

Throughout the property, there is a beautiful spacious (insulated/finished) attic with a tile floor (98 m<sup>2</sup>).

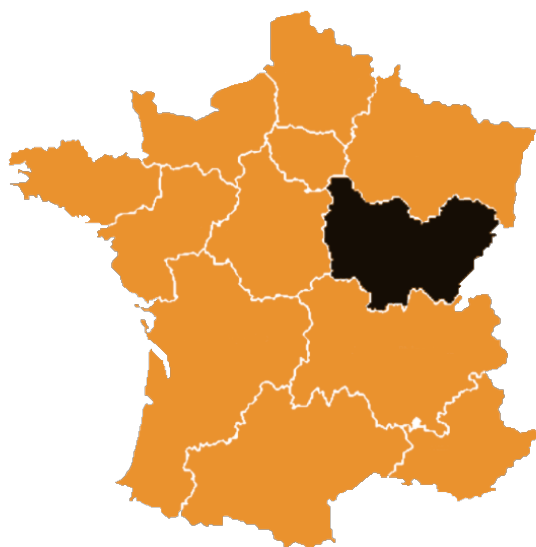
## Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€495,000

## Key Information

Internal Area:	346 sqm
Land Area:	1.01 ha
Property Features:	
• Energy Consumption:	106

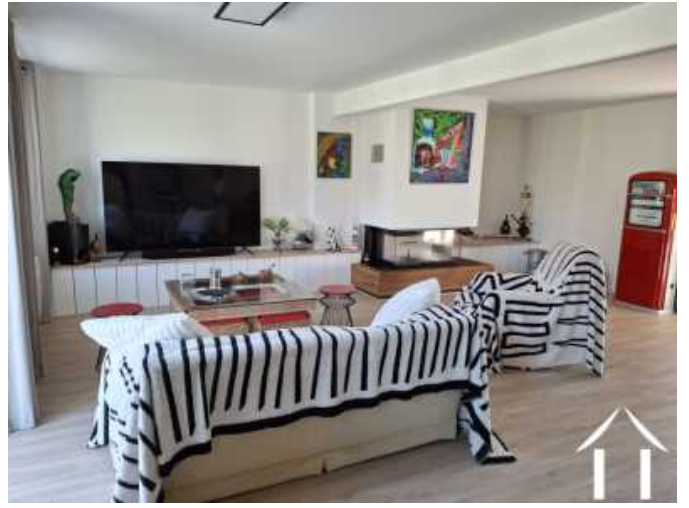
## Location: Bourgogne-Franche-Comté



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