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Secluded 3 bedroom house with pool and wonderful views

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



€425,000

inc. of agency fees

3 Beds 3 Baths 150 sqm 0.2 ha

A rare find, this charming stone property is only a 5 minute drive from the historic town of Cluny, yet completely surrounded by nature. The 2000 m2...

At a Glance

Reference MFH-BUR-
JDP5592S

Bed 3

Land 0.2 ha

Near to Cluny

Bath 3

Pool No

Price €425,000

Hab.Space 150 sqm

Land Tax N/A

Property Description

A rare find, this charming stone property is only a 5 minute drive from the historic town of Cluny, yet completely surrounded by nature. The 2000 m2 garden boasts a new heated pool. No neighbours, no traffic, just woods, pastures and spectacular views of the rolling hills of Southern Burgundy in the distance.

This unique home is accessed by a rural track, which is maintained by the commune.

The ground floor comprises a pleasant entrance hall and sitting area, a guest bedroom and a large shower room which doubles as a utility room. This level can be separate from the rest of the house and a kitchenette could easily be added if required. The floor throughout is practical with attractive travertine tiling.

The first floor can be accessed either from here, or by some outside stone steps leading to the Maconnais gallery on the south side of the property. On this level is a cosy and rustic salon with exposed beams, a stone wall and terracotta floor tiles. An opening leads to the fitted kitchen with room for a large dining table. Arched French doors from the kitchen lead to a raised walled terrace, the best room in the house for admiring the views.

The oak staircase continues from the salon to the top floor with the spacious master bedroom, a bathroom and another double bedroom with its own shower room. The house is double glazed, apart from one door. An efficient wood burning stove has recently been installed in the salon and all of the bathrooms have electric heating. Fibre optic internet is installed.

Outside, under the raised terrace is a convenient storage room. There is also an independent bread oven.

The garden is around 2000 m2 bordering the woods on one side and fields with grazing horses on the other. The salt-water pool is good quality with a reinforced liner, heating and an electric cover for safety and convenience. A wide paved area with anti-slip tiles provides plenty of space to relax and sunbathe from the privacy of the garden while also enjoying those

wonderful views.

New individual drainage has recently been installed to current standards.

A special property in the heart of the Clunysois countryside.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	3
Price	€425,000

Key Information

Internal Area: 150 sqm

Land Area: 0.2 ha

Property Features:

- Energy Consumption: 419

Location: Bourgogne-Franche-Comté



Gallery





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S. and L. BROWN



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