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## Comfortable single-level living in a fully wooden chalet with stunning views

Le Rousset , Saône-et-Loire , Bourgogne-Franche-Comté



**€195,000**

inc. of agency fees

3 Beds 1 Baths 120 sqm 0.2 ha

In a breathtaking location in the beautiful landscape of Charolais, you have a panoramic view of the "Lac du Rousset." Situated between the...

### At a Glance

Reference	MFH-BUR-DF5610C	Near to	Le Rousset	Price	€195,000
Bed	3	Bath	1	Hab.Space	120 sqm
Land	0.2 ha	Pool	No	Land Tax	N/A

### Property Description

In a breathtaking location in the beautiful landscape of Charolais, you have a panoramic view of the "Lac du Rousset." Situated between the historic Cluny and the modern Montceau les Mines. Easily accessible with all amenities just 15 minutes away. Here you will find this comfortable wooden chalet where you can live on one level. Upon entering, you come into a spacious living area that consists of an open kitchen, a seating area, and a separate dining room. Through a central corridor, you gain access to the 3 bedrooms, the bathroom with a walk-in shower, the separate toilets, and the walk-in closet.

The property is suitable for permanent residence and features an efficient wood stove for heating. The warmth spreads throughout the house. The chalet and the facilities, such as the septic tank, date from 2011. The livable area is 107m<sup>2</sup>. It has insulation class D with fully double-glazed windows. Surrounding the house is a garden of 2000m<sup>2</sup> with several storage sheds. The house is located in a rural setting in a small hamlet, yet is not isolated. The TGV station of Monchanin is a 25-minute drive away. Paris can be reached in 1 hour and 20 minutes. The village center of Marizy, with a bakery, restaurant, and small supermarket, is just 5 minutes away.

## Summary

Property type:	Chalet
Bedrooms:	3
Bathrooms	1
Price	€195,000

## Key Information

Internal Area: 120 sqm

Land Area: 0.2 ha

Property Features:

- Energy Consumption: 214

**Location: Bourgogne-Franche-Comté**



## Gallery







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**S. and L. BROWN**



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