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## 10 bedroom mansion surrounded by its own vines

**Macon , Saône-et-Loire , Bourgogne-Franche-Comté**



# €1,495,000

inc. of agency fees

10 Beds    9 Baths    440 sqm    2 ha

10 bedroom mansion surrounded by its own vines

### At a Glance

<b>Reference</b>	MFH-BUR-JP5262S	<b>Near to</b>	Macon	<b>Price</b>	€1,495,000
<b>Bed</b>	10	<b>Bath</b>	9	<b>Hab.Space</b>	440 sqm
<b>Land</b>	2 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

An exceptional wine property recently renovated to create 2 large adjoining homes and a caretaker's apartment. In a private setting with panoramic far-reaching views, including 2 hectares of vines, garden and pool. Only a 5 minute drive to the TGV station and the motorway network south of Macon.

The upper house is in the traditional Maconnais style, entered from the courtyard up a few steps via a raised terrace. The central hallway opens into a cosy beamed salon on one side and a double height dining room on the other, with a spacious fitted kitchen between these 2 rooms. On this level are also 2 double bedrooms and a shower room with WC. Stairs lead from the dining room up to a mezzanine sitting area, 2 further double bedrooms, a smaller children's room, a shower room and separate WC.

The lower house has a more contemporary feel, entered directly from the courtyard through the arch of the former winemaking area into a 50 m<sup>2</sup> living room, with an open plan fitted kitchen and a dining area. A south facing terrace runs the length of the house offering further space for dining or relaxing. At garden level, a corridor leads to 3 bedrooms with private shower rooms and WCs, each room also having direct access to the courtyard. A staircase from the living room leads to 3 further bedrooms on the first floor, with private shower rooms and WCs. The corridor on this level also leads to the dining room of the upper house.

The 2 houses can be rented out separately or together to large groups. There is also the opportunity to rent the lower house rooms for B&B since they are all en-suite.

The property is double glazed and centrally heated by an oil-fired boiler, with additional electric radiators where necessary and electric water heaters. The lower house also has a woodburning stove in the living room. The property benefits from mains drainage.

On the side of the house is a small ground floor apartment of 50 m<sup>2</sup>, comprising a living room with corner kitchen and shower, a bedroom and a separate WC. This can be accessed from the lower house or directly from the side garden for privacy. It also has a covered terrace, extending the dining area in summer.

Between the lower house and the apartment is a bar area. There is also a room for storage of wine etc.

To the back of the house, on the edge of the vines, is a 10m x 5m pool. The rest of the garden is laid to lawn with flower beds, shrubbery and a large courtyard for parking.

Two plots of vines are included: 13 000 m<sup>2</sup> of Macon blanc Vinzelles and nearly 6 000 m<sup>2</sup> of the more prestigious Pouilly Fuissé. These are currently managed by a tenant with a share of the produce.

**A unique property in the vines, ideal for receiving guests, with established income**

## Summary

Property type:	Countryside house
Bedrooms:	10
Bathrooms	9
Price	€1,495,000

## Key Information

Internal Area:	440 sqm
Land Area:	2 ha
Property Features:	
• Energy Consumption:	197

## Location: Bourgogne-Franche-Comté



# Gallery







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