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## Two village houses with garden and meadow at 6 km from Nolay

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



# €180,000

inc. of agency fees

5 Beds   3 Baths   200 sqm   0.36 ha

Two village houses with garden and meadow at 6 km from Nolay

### At a Glance

<b>Reference</b>	MFH-BUR-PM5326D	<b>Near to</b>	Saisy	<b>Price</b>	€180,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.36 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the heart of the village of Saisy, on a plot of more than 3500 m<sup>2</sup>, with a courtyard, garage and garden with trees. Two houses : One offering 60 m<sup>2</sup> and 2 bedrooms. The other 138 m<sup>2</sup> habitable surface and 3 bedrooms. Each house has its private garden

Both houses are located on the main street of this small village of 338 inhabitants. The main house can be accessed through a gate on the right-hand side of the gable or by a staircase on the left-hand side. A double gate gives access to the courtyard and garage between the two houses. The ground floor comprises an entrance hall, a kitchen-dining room, a bathroom and a separate toilet, the boiler room and a former workshop with two openings to the street and in which there is a well; on the 1st floor, a mezzanine reading room, 3 bedrooms (2 on the south-east side, 1 on the south-west side), a toilet with a toilet and, a few steps up, a large and very luminous living room of 38 sqm with a fireplace and an external staircase to the street. An attic of the same surface is above, convertible into a playroom.

The second house comprises, on the ground floor, a living room, a kitchen-dining room, 2 bedrooms, a bathroom with toilet, a storage space; above, an attic; below, with access from the garden, the boiler room and a basement/laundry room. The kitchen-dining room opens onto the private garden, where you descend by an outside staircase.

Quality: the two stone houses are in very good structural condition, the frameworks, roofs and zinc work are in very good condition. The window frames of both houses have double glazing. Some parts will need to be renovated, some volumes could be reconfigured according to the needs and criteria of the purchaser, but the property has interesting potential, notably with the possibility of renting out the small house in its current state. The two wooded gardens are a very pleasant place to rest in summer for its coolness.

Location : Saisy is a small rural commune of 338 inhabitants, 6 km from the medieval village of Nolay, its shops and services, and its market under the 14th century grain hall.

For mobility, Saisy is on the Autun-Beaune-Chagny-Chalon road axis, 21 km from Autun and 28 km from Beaune. and access to the A6 motorway is 29 km away (Beaune Sud toll booth). By train, the nearest station is Chagny-SNCF (TER), 22 km away, and the TGV station of Le Creusot-Montchanin-Montceau is 32 km away (34 mn), with fast connections to Paris (1h 20 mn) and Lyon (40 mn). Finally, Lyon-Saint-Exupéry international airport is 185 km away (about 2 hours by car).

For everyday life, you can do your shopping in Epinac or Nolay. Schooling is provided by the RPI of Epinac. **STRONG POINTS:** two independent houses one from the other, large living area (200 m<sup>2</sup> in total), potential for development of the two houses, possibility of making the smaller one profitable by renting it out, space available in the garden and around (3559 m<sup>2</sup>) for relaxation in the calm of the countryside, for a swimming pool, the view towards Autun, the proximity of the Route des Grands Vins.

**TO BE REVIEWED:** work to be done (sanitary facilities to be redone in the main house, old kitchens, heating and electricity to be modernised, interior and exterior paintings to be refreshed).

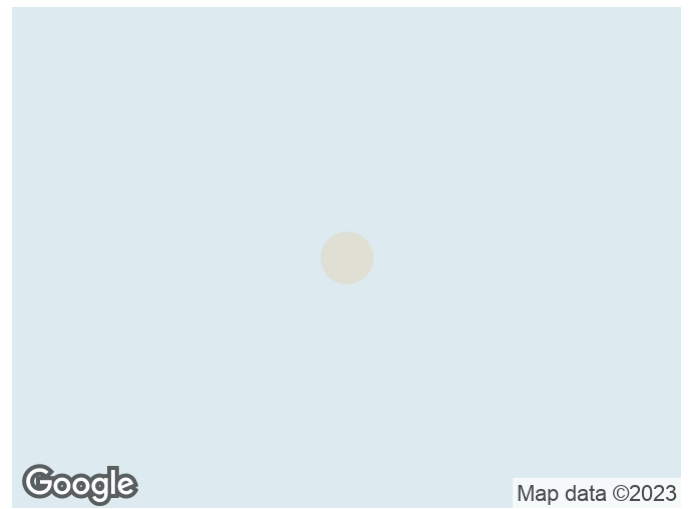
## Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	3
Price	€180,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.36 ha
Property Features:	
• Energy Consumption:	431

## Location: Bourgogne-Franche-Comté



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