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Great house with views over the Dheune valley

St Leger Sur Dheune , Saône-et-Loire , Bourgogne-Franche-Comté



€340,000

inc. of agency fees

5 Beds 2 Baths 165 sqm 0.29 ha

Great house with views over the Dheune valley

At a Glance

Reference	MFH-BUR-PM5429D	Near to	St Leger Sur Dheune	Price	€340,000
Bed	5	Bath	2	Hab.Space	165 sqm
Land	0.29 ha	Pool	No	Land Tax	N/A

Property Description

Dominating a lively village with shops along the canal du center. 5 bedroom house (165m2 habitable surface) Large billiards room and a magnificent bioclimatic pergola. Plot is 2902m2 (1/2 acre), garden with trees, play area, small outbuilding. Little pond that collects rainwater.

This property consists of:

- On the main floor spacious entrance hall, a fully fitted and equipped kitchen, a dining room with an open fireplace and a lounge, three bedrooms (or two bedrooms and a study), a bathroom and a toilet. The living room and dining room have 3.23 m high ceilings. The dining room gives onto a terrace with panoramic views to the north over the village, the Canal du Centre, Mont Rome-Château and the Montagne des Trois Croix.
- A recently converted first floor comprising two loft bedrooms, a very large billiards room, a bathroom with walk-in shower, a toilet and an attic.
- courtyard to the front leading to the garage.
- a garden planted with trees with a small outbuilding used as a greenhouse and for storing garden tools. It should be noted that the property has two gates: the upper one, for access to the garage and the stairway up to the entrance; the lower one, which opens onto a vehicle access ramp leading to the rear of the house.
- A vast 107 m² basement divided into a garage, workshop, storeroom, laundry room, wash basin and shower, bottle cellar and former greenhouse (conservatory).

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€340,000

Key Information

Internal Area:	165 sqm
Land Area:	0.29 ha
Property Features:	
• Energy Consumption:	179

Location: Bourgogne-Franche-Comté



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