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Stone property with pool on the edge of a quiet village

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



€345,000

inc. of agency fees

3 Beds 2 Baths 160 sqm 0.15 ha

Stone property with pool on the edge of a quiet village

At a Glance

Reference	MFH-BUR-JP5450S	Near to	Cluny	Price	€345,000
Bed	3	Bath	2	Hab.Space	160 sqm
Land	0.15 ha	Pool	No	Land Tax	N/A

Property Description

The last house of the village, this impressive property has kept its authenticity while some original artistic touches have been added during the recent renovations. The thoughtfully planted gardens have a secluded pool area to the back and views of the rolling countryside to the west of Cluny.

The village of Trivy has just a few hundred inhabitants, yet it has put itself on the map in particular by offering musical entertainment in the form of cabaret and jazz concerts. Dompierre les Ormes is only a few kilometres away for a variety of shops and services and the historic and touristic town of Cluny, with its well-known Saturday market, is just under 20 minutes' drive.

Stone steps from the enclosed courtyard lead up to a long covered balcony, facing the morning sun. From here is access to the kitchen / dining room, the salon and a summer bedroom. The kitchen is large and well equipped, with a dining area to one side, designed for spending quality time with family and friends over a meal. An efficient wood-burning stove adds to the atmosphere, although there is also central heating provided by radiators when necessary. There is an adjoining cosy salon and both of these rooms have unique decoration added by the artist owners. On this level is also a shower room with WC and a summer bedroom, currently only accessible from the balcony although an internal doorway could be made through the shower room.

Upstairs is a wide landing leading to 2 spacious bedrooms and a grand bathroom. On the top level under the high eaves is a dormitory style summer bedroom and a further large loft space to exploit.

The house is in good general condition, equipped for year-round use, with oil-fired central heating but only partial double glazing. It is of course at its best in the summer when the gardens can be fully appreciated.

Underneath the house are 3 cellars, one used as a boiler room and the other 2 vaulted cellars used for storage. To the side is a high barn, which serves as a garage and a former stable used for wood storage, also with a high attic.

At right angles to the house, enclosing the courtyard, is a separate stone outbuilding providing useful storage space and housing a summer kitchen for those lazy days by the pool and evenings watching the sun set over the adjacent fields.

The gardens show further touches of creativity, with several different areas for relaxing, a partly covered terrace area around the pool, raised vegetable beds and a shady natural pond at the bottom.

A spacious property for an active family to enjoy country life, with room for expansion.

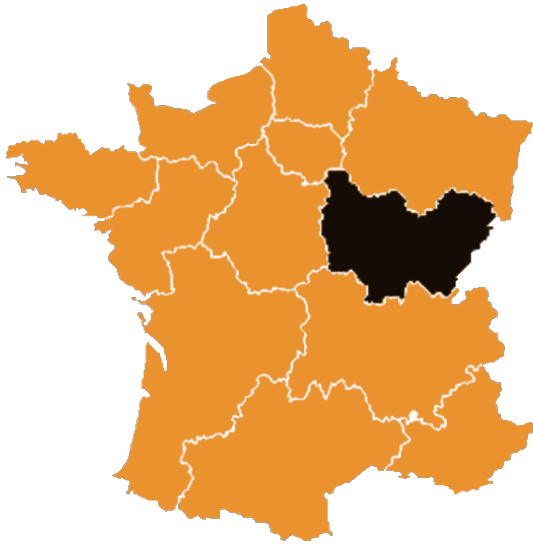
Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€345,000

Key Information

Internal Area:	160 sqm
Land Area:	0.15 ha
Property Features:	
• Energy Consumption:	323

Location: Bourgogne-Franche-Comté



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