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Comfortable Character house, inside pool, 295m2

St Agnan , Saône-et-Loire , Bourgogne-Franche-Comté



€315,000

inc. of agency fees

2 Beds 2 Baths 295 sqm 0.11 ha

Comfortable Character house, inside
pool, 295m2.

At a Glance

Reference MFH-BUR-DF5472C
Bed 2
Land 0.11 ha

Near to St Agnan
Bath 2
Pool Yes

Price €315,000
Hab.Space 295 sqm
Land Tax N/A

Property Description

Close to the Loire River and water sports resort of Digoin, this beautiful stone farmhouse of about 295m2 is full of charm, with an indoor swimming pool perfectly integrated into the house. A sheltered courtyard in a combination of stone and greenery will seduce you to this property.

Upon entering, the house consists of an entrance hall leading to a small but fully equipped kitchen with a beautiful stone pizza oven, a comfortable living room, followed by a dining room, a toilet, a cloakroom, a storage room and a utility room. The original facades and walls with exposed stones of the region have been preserved throughout the ground floor.

Upstairs, a large mezzanine with exposed beams offers a lovely relaxation area. This leads to two spacious bedrooms, a beautiful modern bathroom with shower cubicle and whirlpool bath, a dressing room, a toilet and an attic space that could possibly be converted for additional room.

The modern, renovated/attached part is in perfect harmony with the rest of the house. From the ground floor, you have access to a large heated wellness area of 135 m² with a secured indoor pool equipped with balneo-therapy. The pool has a new reinforced liner, a shower room and a toilet. Large windows provide access to the courtyard terrace and a second terrace opening onto a screened garden.

The plot of ca.1075m² is fully fenced. The fosse septique is up to standard.

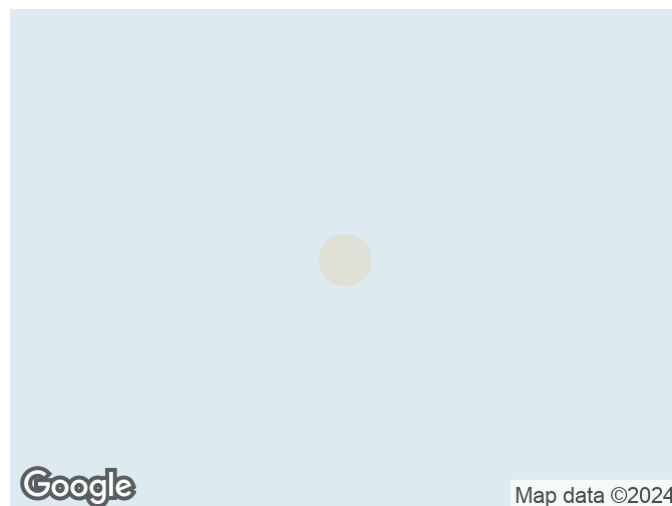
Summary

Property type:	House
Bedrooms:	2
Bathrooms	2
Price	€315,000

Key Information

Internal Area:	295 sqm
Land Area:	0.11 ha
Property Features:	
• Energy Consumption:	110
Swimming Pool?	Yes

Location: Bourgogne-Franche-Comté



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