

Country house. 7 rooms, including 3 bedrooms. Garage, terrace, garden

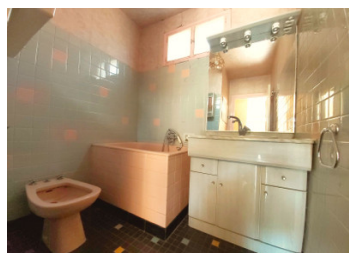


## INFORMATION

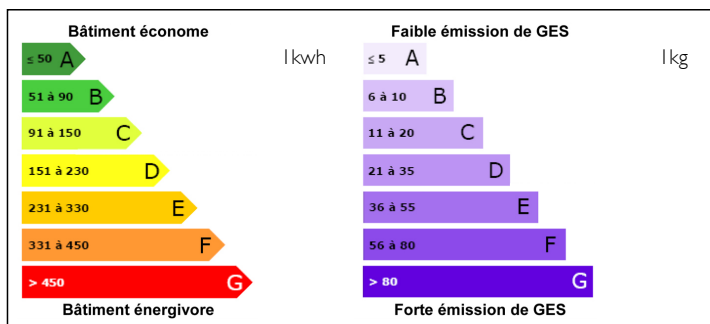
Town:	Cressy-sur-Somme
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	118 m2
Plot Size:	4357 m2

## IN BRIEF

Nice big house built in the sixties. The house is built on a basement which has storage space, garage and a boiler room (oil-fired central heating) You come into the entrance hall from the south-facing terrace. From here you access the spacious, bright dining room with beautiful oak kitchen. Dishwasher and fridge integrated. At the other side of the entrance hall is the salon, a cosy bright space to receive your guests, which could be used as an office. From here you enter the living room with fireplace, and enough space for a dining area to receive friends. Lots of light through the patio doors to the big terrace. At the back of the house you will find a bathroom, 3 bedrooms and a wc. Big garden with a spring and fruit trees. 2 more plots of land completely enclosed, not adjacent to the house, along the road.



## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

### House:

Living room 14,7m<sup>2</sup>

Dining room with fireplace 44,6m<sup>2</sup>

kitchen 22,2m<sup>2</sup>

Bedroom 1: 10,3m<sup>2</sup>

bedroom 2: 10,6m<sup>2</sup>

bedroom 3: 10,8m<sup>2</sup>

Bathroom: 5m<sup>2</sup>

### Cellar:

Room 1: 8m<sup>2</sup>

room 2: 7,2m<sup>2</sup>

room 3: 9m<sup>2</sup>

boiler room: 10,8m<sup>2</sup>

garage: 21m<sup>2</sup>

### Attic

outdoor garage: 41m<sup>2</sup>

large terrace

land: about 4000m<sup>2</sup>

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## NOTES