

vendu/sold : Cinderella seeks good fairy to transform her into who she really is.

EXCLUSIVE

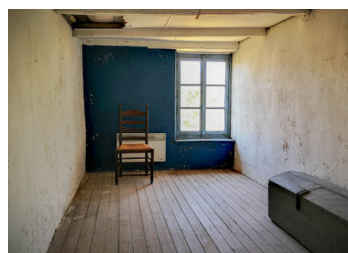


INFORMATION

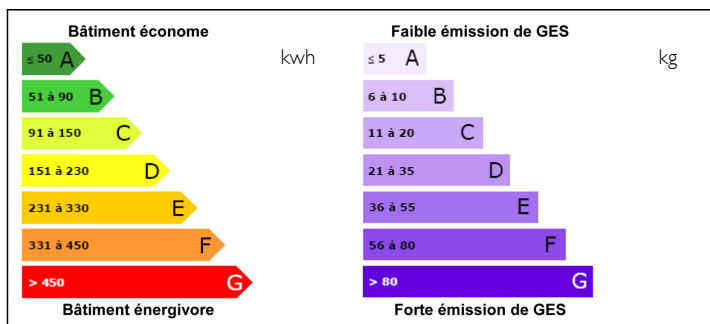
Town:	Baulay
Department:	Haute-Saône
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	555 m2

IN BRIEF

A house to renovate in the beautiful area of Haute Saone with the potential to "turn Cinderella into a beautiful princess". The house is centrally located in a cosy village which has about 322 inhabitants. It breathes the beautiful old details with character, beamed ceiling, old fireplace, original plank floors and built-in cupboards. A spacious kitchen and living room and 3 bedrooms offer enough space for your family home. In addition there is a garage, stable, court and backyard. 8 km from the first shops and basic services as well as a nursery and primary school.



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

Through a beautiful old steel garden gate you reach the front door of the house where you immediately step into the beautiful old kitchen (18m²). This is equipped with a wood stove and original stone floor. From there you flow into the living room (25m²), equipped with electric heating. From the kitchen a corridor leads to the separate toilet, the bathroom (basic but functional) with the beautiful old water pump and sink). From this corridor you can also access the vaulted cellar and the adjacent garage and stable.

On the 1st floor you will find 3 bedrooms (10, 17 and 25m²) with the attic above.

The garage is 52m², the stable 43m² and the cellar 18m². To the right of the house is a court where private parking is possible. Behind the house a beautiful spacious garden.

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

LOCAL TAXES

Taxe foncière: 349 EUR

Taxe habitation: 314 EUR

NOTES