

## Bourgeois house to renovate



## INFORMATION

Town:	Maltat
Department:	Saône-et-Loire
Bed:	4
Bath:	1
Floor:	120 m2
Plot Size:	837 m2



## IN BRIEF

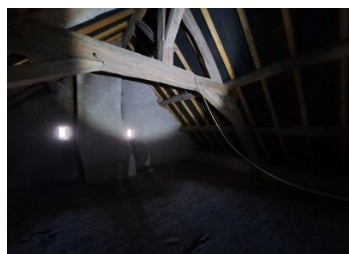
A wonderful project for someone with a nice budget and hands on his body! This property can be converted into a 4-apartment building, or completely renovated into a large family home, even with the possibility of running guest rooms or something similar. The building consists of 2 floors (170 m2 living space), a cellar and an attic (70 m2), a barn and garage. Beautiful walled garden with no vis-a-vis. There is quite a lot of work to be done, so being handy yourself, or having enough budget to have the work carried out is a must. But, if you can see through all that work, you will see that this property has so much potential. You can make either 4 lodgings, a large building for guest rooms or a family home for a large family. The roof was restored in 2013, and the house is connected to the tout-à-l'égout. Those are already...

## 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

Beautiful Bourgoise house from the 1800s in need of total renovation. The roof was renewed in 2013, but everything else still needs to be done. The property is beautifully situated on the edge of a quiet village, on the church square with a beautiful view of nature. The river La Somme flows on the other side of the square. The village is located in the middle of the fields where the Charolais cows graze.

In the village there is a garage, a carpenter, town hall, there used to be a school but nowadays the children go by bus to school in Bourbon-Lancy, a village 10km away.

Bourbon-Lancy is a thermal town where there is quite a bit of tourism. There are schools, doctors, pharmacists, dentists, banks, restaurants, bars, supermarkets, cinema, gym, park around a beautiful lake.... everything is available.

The house is located on the outskirts of the village, on a quiet road. Hiking trails and cycle paths depart from the house. Nearby is the river Somme, there are forests in the village where you can go hiking and mountain biking, there is a good club life in the village which is expressed in an annual carnival parade in March and a flea market in the streets in September. Really a nice place to live.

-----

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

## NOTES