

Village Farmhouse in the most wanted Haute Saone village "Fouchécourt" on the edge of the Saone river

EXCLUSIVE



INFORMATION

Town:	Fouchécourt
Department:	Haute-Saône
Bed:	3
Bath:	1
Floor:	300 m2
Plot Size:	3100 m2

IN BRIEF

A village farmhouse in perfect condition overlooking the Saône River.



ENERGY - DPE



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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

This house is a real gem. It is well maintained and renovated while retaining all the old elements. There is a large barn / garage with lots of space!

The ground floor comprises the entrance hall, a toilet, a bath/shower room, the dining room, the lounge, the kitchen and the scullery. Additionally there are some storage rooms.

The 1st floor offers 3 large bedrooms and a 2nd toilet.

The living area is more than 300m2 over 2 floors and the barn is more than 250m2 over 1.5 floor with the possibility to create more rooms on the floor if you consider a B&B or Gîtes.

The garden with sun terrace is 743m2

The sale also includes a 2000m2 orchard which is 10 minutes walk or 3 minutes by car on the edge of the village. This orchard has many fruit trees including apples, cherries, plums and mirabelle plums.

The orchard is located in between the fields and the forest of Fouchécourt where peace and quiet is only occasionally disturbed by a passing tractor. An ideal place to read, paint or just collect fruit for your home made compotes or jam.

The location of this property is in the popular village of Fouchécourt right on the river Saône and the house overlooks the marshes of the river and the river itself. From the window or the garden you see the boats passing by.

The village has no shops but it has a very cosy little marina with a restaurant, a...

LOCAL TAXES

Taxe foncière: 400 EUR

Taxe habitation: 320 EUR

NOTES