

Charming old village Post office. 3 bedrooms with attic convertible. Lovely view.

EXCLUSIVE



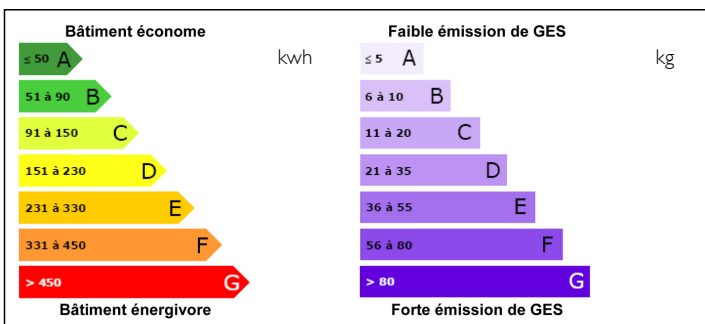
INFORMATION

Town:	Cressy-sur-Somme
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	129 m2
Plot Size:	283 m2

IN BRIEF

Charming old post-office in a little village on the French countryside. Lovely village with very friendly people. 2 restaurants, a bar with daily bread and newspaper delivery. Post office, hair dressers. Beautiful country views from the house. Big rooms upstairs, all heated by gas radiators. An attic yet to be converted. Nice sized garden, easy to maintain. The house is situated 10km from the thermal town of Bourbon-Lancy. All utilities are available. Cinema, swimming pool, schools, supermarkets, Golf and tennis club. In the middle of the French countryside with many hiking trails and beautiful cycling routes. The region is known for the famous Charolais beef. 80 % of the people in this area are farmers. The house is located 50 kms from the historic towns of Autun and Moulins. 70 kms from the circuit of Magny-Cours, 20 kms from the train station of Luzy, 60 kms. from the TGV station of Le Creusot....

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

This old post-office has a habitable surface of 129 square metres. On this surface you will find:

Ground floor: Kitchen 10,5 m²

Bathroom 15m²

Living room 15m²

Old post office room 11,3m²

First floor: Room 1: 11,6m²

Room 2: 16,5m²

Room 3: 16,6m²

Attic to be converted : 44m²

Outside space: garage, garden shed, closed garden, water well

LOCAL TAXES

Taxe foncière: 462 EUR

Taxe habitation: 399 EUR

NOTES