

## Charming village farmhouse and garden in Chauvirey 10 mins from Jussey



## INFORMATION

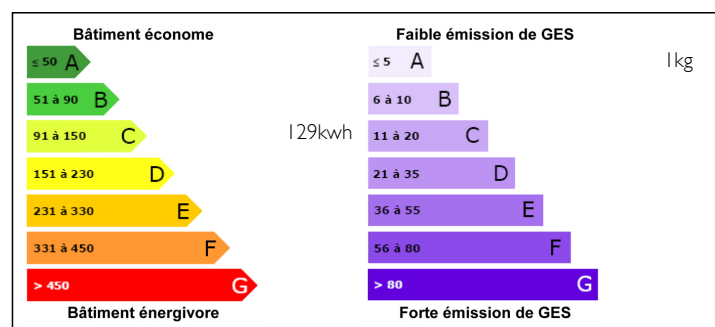
Town:	Chauvirey-le-Châtel
Department:	Haute-Saône
Bed:	4
Bath:	2
Floor:	170 m2
Plot Size:	1100 m2

## IN BRIEF

Charming village farmhouse in Chauvirey a small village in the Haute Saône 10 minutes from Jussey.



## 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.



## LOCAL TAXES

**Taxe foncière: 760 EUR**

## NOTES

## DESCRIPTION

This farmhouse dates from 1758 and has many original elements. The entrance hall still has the original tiled floor and the large stone fireplace. Behind this room is the salon with an original glass cabinet and natural stone wall.

Next to the salon is a spacious kitchen/dining room, a bathroom, a bedroom and the entrance to the barn/garage.

The house has 3 bedrooms, 2 showers, 2 toilets in total 9 rooms and a floor area of approximately 170m<sup>2</sup>.

It is on 1151m<sup>2</sup> of land of which 800m<sup>2</sup> is a landscaped garden with a covered BBQ area / outdoor kitchen.

The whole is centrally heated by a modern pellet burner. The water heater heats on solar, with electricity as backup.

Through the house runs a central vacuum system with connections downstairs as well as upstairs and in the barn.

In 2020, the roof was completely renewed, so the house is almost completely in order except the entrance/sejour and the living room where the electricity cables still need to be channeled into the wall.

Any other work you would like to do is cosmetic and to make it to your own taste.

The "Haute Saone", part of France-Comté, colloquially known as 'Le Grand Est Oublié' has now become "The New Place" to be ! And not without good reason! Not only has it, seemingly, been forgotten by Paris but it's never top of the list for the millions of tourists who flock to the French beaches, the Alps or other popular parts of...