

Bressanne house of 160m2 for sale, beautifully renovated, in a quiet environment.

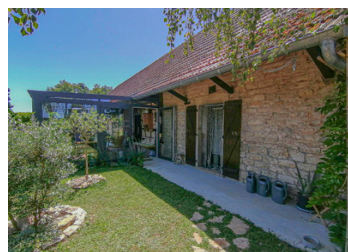
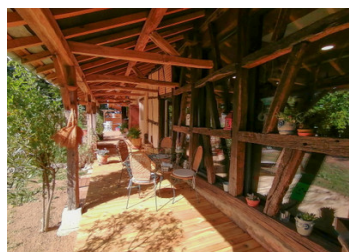


## INFORMATION

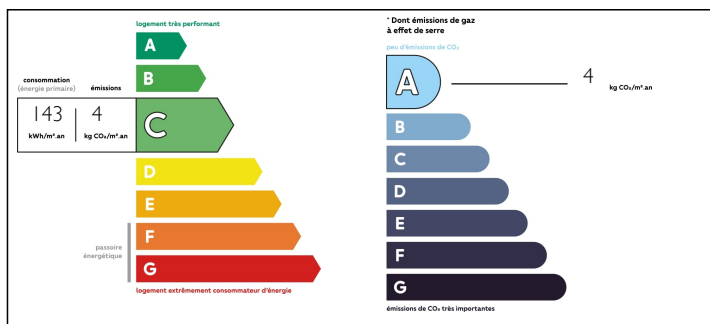
Town:	L'Abergement-Sainte-Colombe
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	160 m2
Plot Size:	9000 m2

## IN BRIEF

Lovers of nature and calm, look no further. Come and discover this magnificent property which was completely renovated with taste in 2017. Keeping the character of the Bressane style the property is in the centre of a completely enclosed park with trees of 9000m2. You enter through a veranda of 16m2, a real winter garden that extend the autumn days in the heart of nature. The entrance hall (10m2) offers a large storage space, and access to the WC and the shower room (10m2) which has direct access to the western part of the park. To the left of the entrance is the living area which consists of a well equipped kitchen and dining area (35m2) opening onto the lounge (50m2). Large windows and doors allow light to flood in and views over the park and its vegetation. The ground floor bedroom (18m2) has a dressing room (9m2) with windows towards the east...

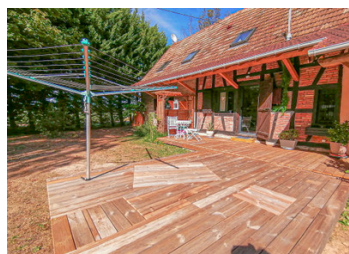


## ENERGY - DPE



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.



## NOTES

## DESCRIPTION

After discovering the living area, let's take the time to stroll in the magnificent park that surrounds the house. On the west side, you benefit from a wooden decked terrace that runs the whole length of the property, allowing you to immerse yourself in the garden setting with clear views over the fields.

On the south side, a small romantic corner with its vegetable garden and flowerbeds. A cage of 70m<sup>2</sup> of a great height can be used as a magnificent aviary or kennel for dogs.

On the sunny side, an outbuilding of about 100m<sup>2</sup> houses a workshop, a boiler room and various storage rooms. Adjacent to this a carport and a garden shed. A henhouse completes the annex.

There is the possibility of building on a part of this land.

A large pond which is fed by rainwater and a well complete this gorgeous setting which is entirely enclosed by hedges or fencing.

There is plenty of space to build a swimming pool in the park.

The heating is supplied by a WISMANN pellet boiler with pellet storage. (Consumption 2 tons/year, that is to say approximately 1600€). The boiler feeds the central heating by radiator and underfloor heating in the kitchen and living room.

The property has triple glazing, a water softener and a septic tank sewage system up to standards.

35 minutes from the TGV station le Creusot Montchanin

2 hours from Geneva

20 minutes from Chalon sur Saône and the motorways.

30 minutes from Louhans and its famous...