

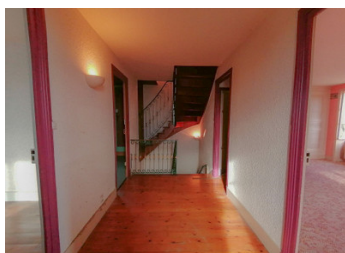
Love at first sight for this winegrower's house with 230m2 of living space, a cellar and outbuildings.

## EXCLUSIVE



## INFORMATION

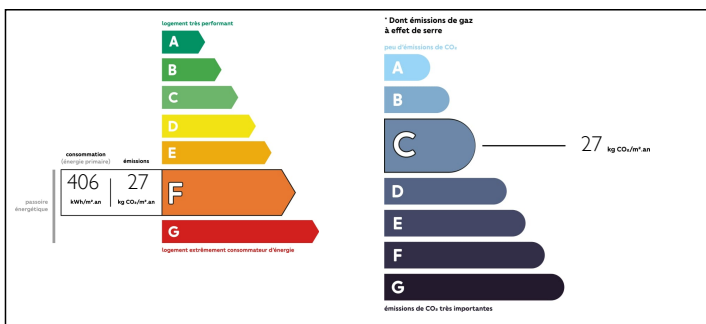
Town:	La Chapelle-de-Guinchay
Department:	Saône-et-Loire
Bed:	4
Bath:	1
Floor:	230 m2
Plot Size:	2600 m2



## IN BRIEF

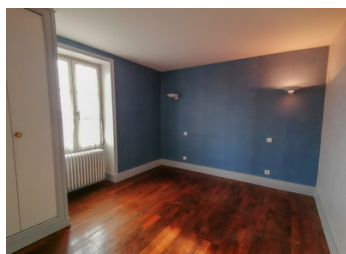
In the commune of La Chapelle de Guinchay on the edge of Saint Amour, come and discover this house full of character. Consisting of approximately 230m2 living space, an independent part to be renovated and could be used as a gîte, a cellar, a wine storehouse, a shed and two large garages, this property is waiting for you and your projects. The main house comprises of: A garden level, with a reception hall, an office and a shower room. On the first floor, a kitchen, a living room, a bathroom and a large room that could be used as a playroom, a bedroom, or a laundry room. An independent WC. On the second floor, 4 bedrooms, one of which has a WC, and an independent WC. Oil and wood heating. The wine storehouse, workshop, shed and garage complete the property that stands on a plot of about 3000m2. Main residence living space of 230m2...

## 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 is a great house with lots of space and the potential for you to change it to fit your project which could include creating gites, using the buildings as offices or for a commercial business or extending the property to create more living space.

In the house on the first floor, kitchen (20m<sup>2</sup>), living room (22m<sup>2</sup>), a bathroom, an independent W/C and a large room that could be used as a bedroom or gamesroom.

Upstairs are 3 bedrooms (22m<sup>2</sup>, 14m<sup>2</sup>, 14m<sup>2</sup>) and an attic room (10m<sup>2</sup>).

Imagine living in this beautiful region, surrounded by vineyards and sitting in your own courtyard sampling some of the local wine.

Nearby:

There is access to all levels of schooling from nursery to sixth form.

Easy access to Hypermarkets, supermarkets and local commerces.

You will find several restaurants nearby including both a 1 star and a 2 star Michelin restaurants as well as a variety of brasseries and cafes.

The town of Macon is about 15 minutes drive with access to cultural and sporting facilities and the river Saone with its lovely walkways.

Belleville on Beaujolais is nearby with access to your everyday needs

There are blue walks which are along the river side and there are green walks which are along the countryside. There is access to these for cycling and walking.

If you like cycling there are some great hills and exciting winding paths to explore.

There are 12 appellations of Beaujolais, take your time to explore them all.

## NOTES