

An exceptional property renovated with taste this Bressanne is house situated in the commune of Confrançon



INFORMATION

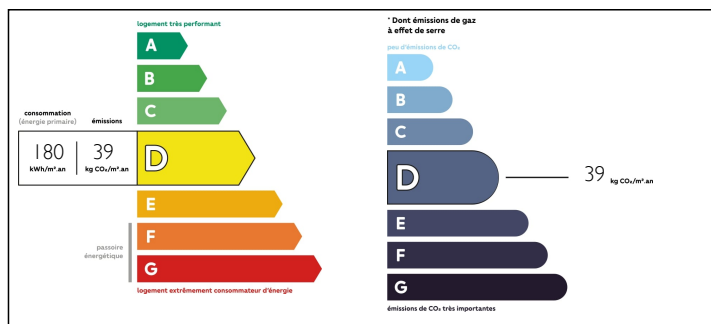
Town:	Confrançon
Department:	Ain
Bed:	3
Bath:	2
Floor:	250 m2
Plot Size:	11497 m2

IN BRIEF

Between Mâcon and Bourg-en-Bresse, in the commune of Confrançon a beautifully renovated Bressanne house with exposed beams and an open fireplace. 250m2 of living space including an equipped kitchen, a pantry, a dining room, a large open living room, 3 bedrooms, one of which is on the ground floor, a bathroom, a shower room and 2 WCs. Outside a drive, with plenty of place for several cars, a garden with mature shrubs and trees, outbuildings, a heated swimming pool, patios, an orchard and a meadow.



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

This property really is a find, you will be charmed by its open spaces and authentic restoration.

You arrive at the property via a long private drive, the house is east-west facing.

This beautiful bressanne house has been renovated with quality materials and taste, there are exposed beams, a bespoke oak staircase and an open fire.

On the ground floor an entrance hall, a large living room(43m²) with fire place and french doors opening to a patio. The fitted kitchen dining room (28m²) has french doors to the patio at the back of the property overlooking the garden, there is a pantry with plenty of room for storage. A hall leads to the ground floor bedroom (16m²) a shower room and a WC.

Up the bespoke open oak staircase and you arrive at the mezzanine level. Two good sized bedrooms (9m² and 10m²), a dressing room, a bathroom and a separate WC. The mezzanine is vast and has great potential if you wish to develop it you could create other rooms and there is a box-room (20m²).

Outside you will find many spaces for you to benefit from the sunshine all day and the open views of the surrounding countryside. There is a garage attached to the house, accessed via the kitchen dining room, this has the heating system and a utility area for laundry. There is an independent double garage, a sun terrace with a bread oven. The enclosed swimming pool has...