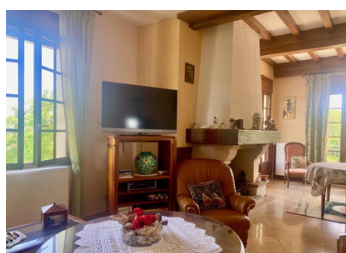
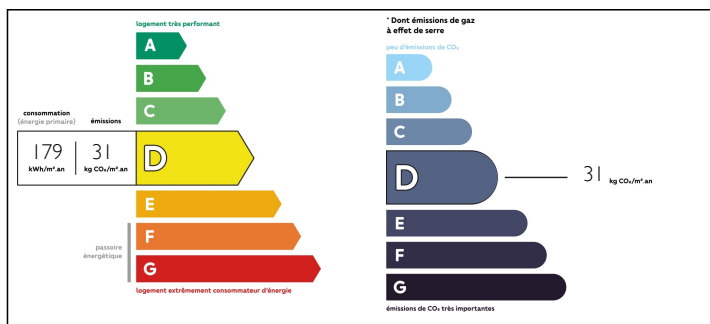


Great house with views over the Dheune valley



ENERGY - DPE



INFORMATION

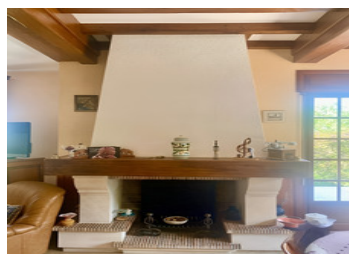
Town:	Saint-Léger-sur-Dheune
Department:	Saône-et-Loire
Bed:	5
Bath:	2
Floor:	165 m2
Plot Size:	2902 m2

IN BRIEF

Dominating a lively village with shops along the canal du center. 5 bedroom house (165m2 habitable surface) Large billiards room and a magnificent bioclimatic pergola. Plot is 2902m2 (1/2 acre), garden with trees, play area, small outbuilding. Little pond that collects rainwater. This property consists of: - On the main floor spacious entrance hall, a fully fitted and equipped kitchen, a dining room with an open fireplace and a lounge, three bedrooms (or two bedrooms and a study), a bathroom and a toilet. The living room and dining room have 3.23 m high ceilings. The dining room gives onto a terrace with panoramic views to the north over the village, the Canal du Centre, Mont Rome-Château and the Montagne des Trois Croix. - A recently converted first floor comprising two loft bedrooms, a very large billiards room, a bathroom with walk-in shower, a toilet and an attic. - courtyard to...

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

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- A recently converted first floor comprising two loft bedrooms, a very large billiards room, a bathroom with walk-in shower, a toilet and an attic.
- courtyard to the front leading to the garage.
- a garden planted with trees with a small outbuilding used as a greenhouse and for storing garden tools. It should be noted that the property has two gates: the upper one, for access to the garage and the stairway up to the entrance; the lower one, which opens onto a vehicle access ramp leading to the rear of the house.
- A vast 107 m2 basement divided into a garage, workshop, storeroom, laundry room, wash basin and shower, bottle cellar and former greenhouse (conservatory).

Information about risks to which this...

NOTES