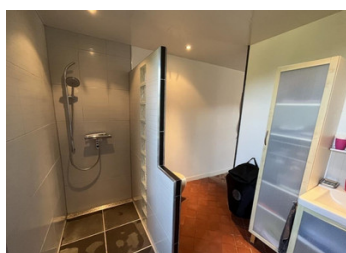
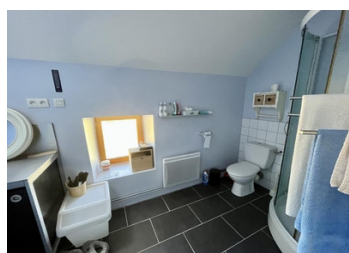
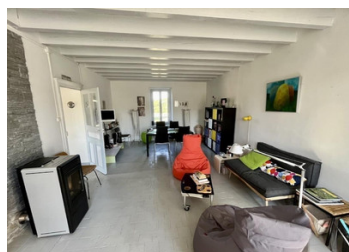
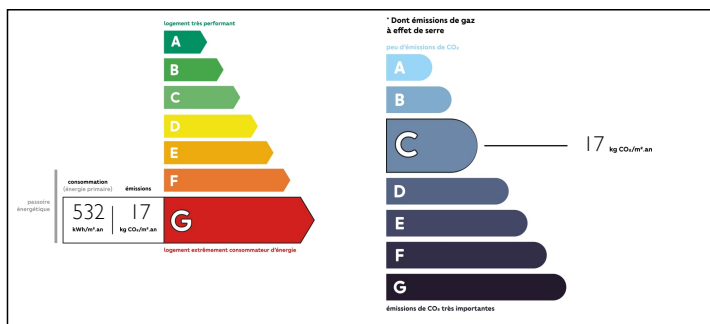


## Three bedroom village house



## ENERGY - DPE



## INFORMATION

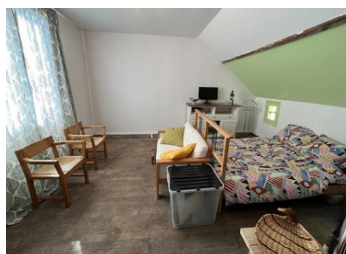
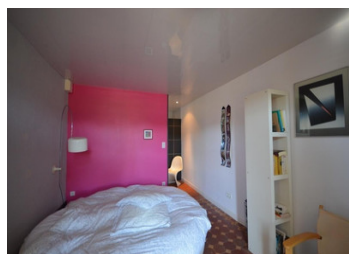
Town:	Broye
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	99 m2
Plot Size:	1178 m2

## IN BRIEF

Modernised village house in good condition, with room to develop further. One bedroom and shower downstairs, two bedrooms and shower/toilet reached via outside stairs. The loft offers more space. Carport and Barn. Near to Etang sur Arroux, south of Autun Main entrance is into the living room. This is a light room, thanks to white wooden beams. This room is 30m2 large. To the back dining area and views to the fields. On the salon side pellet wood burner. The main entrance door can be split ; in summer the top part can open as window. To the left the simple but efficient kitchen. off the kitchen the guest toilet. To the right of the salon is the master bedroom, with to the back an ensuite shower room with toilet. The floor is reached via an outside staircase to the side. here you access a loft area, with three rooms: 1) large bedroom 2) Smaller...

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

Modernised village house in good condition, with room to develop further. One bedroom and shower downstairs, two bedrooms and shower/toilet reached via outside stairs. The loft offers more space. Carport and Barn. Near to Etang sur Arroux, south of Autun Main entrance is into the living room. This is a light room, thanks to white wooden beams. This room is 30m2 large. To the back dining area and views to the fields. On the salon side pellet wood burner. The main entrance door can be split ; in summer the top part can open as window.

To the left the simple but efficient kitchen. off the kitchen the guest toilet.

To the right of the salon is the master bedroom, with to the back an ensuite shower room with toilet. The floor is reached via an outside staircase to the side. here you access a loft area, with three rooms:

- 1) large bedroom
- 2) Smaller bedroom
- 3) shower room with toilet

the rest of the loft can still be converted.

Underneath the house a cellar, with the electric boiler for the radiators, and a electric boiler for the hot water.

To one side the triable shaped garden , and terrace just off the kitchen door. To the west a narrow garden great for watching those sunsets. To the front a courtyard. In the garden and courtyard fruit trees.

Next to the house a dutch barn 9 open to one side) and closed barn/workshop.

The house is situated at the entrance of the village, on the...