LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A30405GC71 Price: 134 000 EUR

agency fees to be paid by the seller

Beautiful old farmhouse with barn and garden in the countryside.

EXCLUSIVE















INFORMATION

Town:	Issy-l'Évêque
Department:	Saône-et-Loire
Bed:	2
Bath:	2
Floor:	146 m2
Plot Size:	3034 m2

IN BRIEF

Living room 26 m2
Kitchen 17m2
Bedroom 1 17m2
Bedroom 2 17m2
Bathroom 7m2
Shower room 3m2
Reception area 30m2
Mezzanine 20m2
Barn 130m2

ENERGY - DPE

DPE not required.

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.

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LOCAL TAXES

Taxe foncière:	**285 EUR**

NOTES

DESCRIPTION

This property is the perfect retreat for anyone who wants to escape the hustle and bustle and is looking for peace and nature. A beautiful old farmhouse with living room, kitchen, 2 bedrooms and 2 bathrooms and a very nice barn which offers many possibilities. The whole is beautifully situated in a stunning location, hidden in the greenery along a stream. A paradise!

The house is well decorated with a beamed ceiling in the living room. To the rear there is an open kitchen with lots of natural light. A spiral staircase leads you to the 1st floor where there is 1 large bedroom with sink and a separate shower room with toilet. Next to it is another guest bedroom with additional living space for entertaining guests. Very nice open space with a mezzanine and a separate bedroom.

The barn across the courtyard could possibly be used as a studio/showroom for an artistic person. There is water and electricity and plenty of natural light. It must be a dream to be able to work creatively here. In the attic, there could also be space to give yoga classes or something similar. A very nice soothing space. And there is a shower room. Very practical!

The property on which the house and barn are located is surrounded by a hedge. This guarantees a lot of privacy on the estate. There are lots of trees on it, which makes for nice shady spots in the summer. A small river...