

Fantastic opportunity to own this spacious renovated country property with great business potential

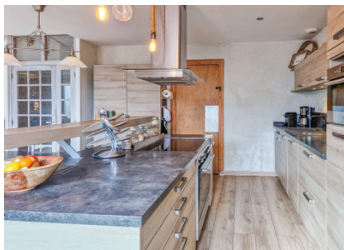


INFORMATION

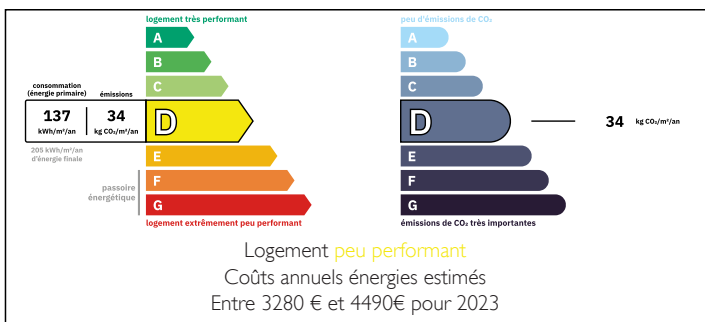
Town:	Saint-Didier-sur-Beaujeu
Department:	Rhône
Bed:	9
Bath:	6
Floor:	350 m2
Plot Size:	1800 m2

IN BRIEF

Priced to sell. In an idyllic countryside setting the property includes a large 3-bedroom house with decked terrace, a spacious 4-bedroom house, with a large private terrace and 2 big studios each with an outdoor space. All renovated with taste to a high specification, with unique features making up a very profitable working business. There are ample outdoor spaces including terrace, garden, pergola, and swimming pool, to enjoy the surrounding vineyards and extensive views over the Beaujolais Vert and sip a glass or two of local wine. It is a beautiful place to live and to holiday in. The Beaujolais Vert is where the vineyards meet the forests, offering you the best of undulating countryside, forests, and vineyards. This property has a proven track-record as an extremely popular and profitable business. It could also be suitable for a...

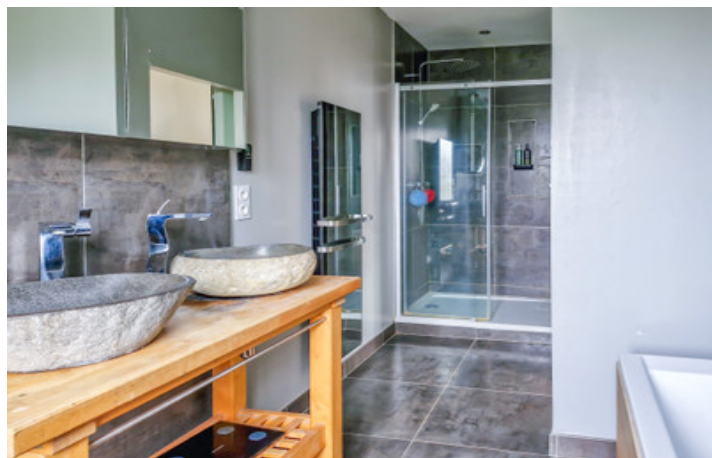


ENERGY - DPE



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

Previously a winegrower's house it is built on cellars in the Beaujolais style with outside stairs to the main entrance of the 3 bedroom house. Inside is a newly fitted and well planned kitchen with adjoining pantry, the kitchen opens onto the spacious dining and living space with a chimney and wood burner, there is also central heating throughout the house via lovely high quality cast iron radiators. The back doors from the living area lead out to the covered, decked terrace, garden, swimming pool, pergola seating area and views of the vineyards and surrounding countryside. A utility room, WC and shower complete this level. Upstairs there is a large hallway with plenty of storage space this leads to 2 bedrooms and a WC, through doors and you arrive to the privacy of a bedroom with a dressing room and a bathroom. All the windows are double glazed and have remote controlled shutters. Underneath the house is a boiler room, the property has fuel central heating and wood burners. Next to this is a bike garage and across the courtyard is a large storage/workshop and a wine cellar.

The driveway has parking spaces for several cars.

Business potential

When it comes to the business potential the property comprises of 2 houses, 3-bedroom and 4-bedroom (the 3 -bedroom house is described above) and 2 studios.

The first of the 2 beautiful studios sleeps 4, its fully independent and comfortably furnished...