LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33103GC71 Price: 98 500 EUR

agency fees to be paid by the seller

House with dining room, living room, kitchen, bathroom, 4 bedrooms, cheds and garden.















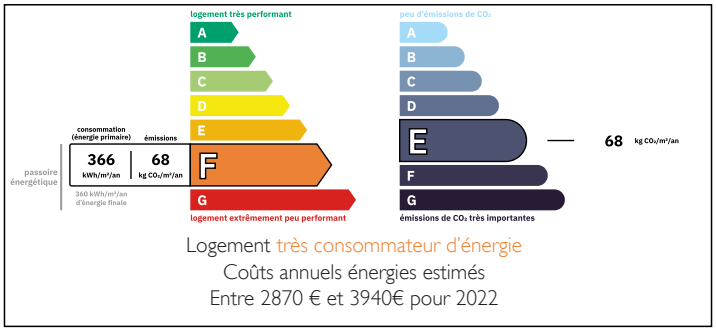
INFORMATION

Town:	Grury
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	80 m2
Plot Size:	808 m2

IN BRIEF

Dining room
Living room
kitchen
bathroom
3 bedrooms (1 on the ground floor)
cheds
terras and garden 808m2

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 2870 € et 3940€ pour 2022

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33103GC71 Price: 98 500 EUR

agency fees to be paid by the seller







LOCAL TAXES

Taxe foncière:	**324 EUR**
Taxe habitation:	**367 EUR**

NOTES

DESCRIPTION

Beautiful property located in a small hamlet in the countryside. Great view from the terrace at he front door. You overlook the rolling hills with Charolais cows.

We enter through the front door into the dining room of the house. Beautiful spacious dining room with a wood burning fireplace. This fireplace is located in the middle between the dining room and the living room and ensures cosy evenings by the fire in winter.

This is a large room where a large table can be placed to receive guests. There is a brown tiled floor and the room has a dark brown beamed ceiling. There is a lot of light through the large window and also through the half-glazed front door, there is a lot of light that also comes in through the kitchen window. From the window you look out over the hills in front of the house. Very nice view.

As mentioned, this is an open space with the living room on the other side of the wood-burning fireplace. Here is a comfortable seating area where it is nice to relax in the evening and read a good book. Again, the same brown tiled floor and a beautiful beamed ceiling.

From the dining room we have access to the kitchen. A small kitchen that is equipped with all comforts. There is a dishwasher, cooking is done here on an induction hob. There is a beautiful new electric oven built into the kitchen. There is a double sink....