LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A33693GC71 Price: 256 800 EUR

agency fees included: 7 % TTC to be paid by the buyer (240 000 EUR without fees)

Beautiful house on 3 floors with guest house in spa town. Garden, garage, laundry room.















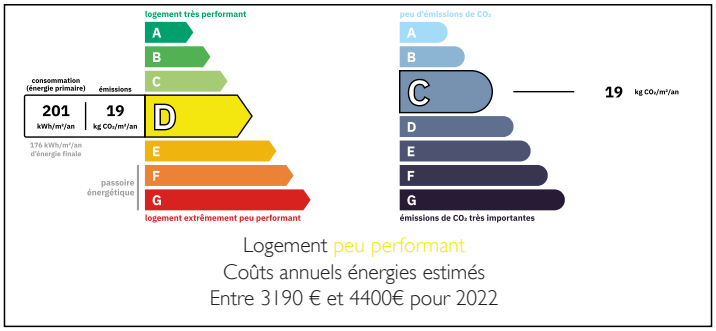
INFORMATION

Town:	**Bourbon-Lancy**
Department:	**Saône-et-Loire**
Bed:	**5**
Bath:	**2**
Floor:	**250 m2**
Plot Size:	**906 m2**

IN BRIEF

Ground floor:
Guest house with living room, open kitchen, 1 bedroom, 1 shower room, garage/laundry room, storage room.
1st Floor:
Living room, kitchen, veranda, bathroom, 2 bedrooms, separate toilet
2nd Floor:
2 bedrooms, attic, separate toilet.
Summer kitchen.
Terrace with BBQ
Garage
Laundry
Woodshed.
Garden.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 3190 € et 4400€ 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.

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LOCAL TAXES

Taxe foncière: **1773 EUR**

NOTES

DESCRIPTION

Beautiful house with guest house in a spa town in the south of Burgundy.

This property is in the centre of Bourbon-Lancy. In the middle of all amenities and a few steps from the Bourbon-Lancy thermal baths where many people come for a three-week cure for rheumatism. These curists are looking for a stay for these 3 weeks. And then this guest house can be used perfectly.

The guest house is located on the ground floor on the street side. It consists of a living room with open kitchen, a shower room and a bedroom. This guest house is sold furnished. Everything stays there, including kitchen appliances, line washer etc.

Next to the guest house is a large garage/laundry room. Here is a washing machine and boiler for hot water and city gas heating. The guest house and the private residence are connected to the same meter for gas. The wide garage door opens onto the main street of the spa town.

With a beautiful wide tiled staircase we reach the 1st floor on the street side. This floor is located at the back on the ground floor and opens onto the garden and terrace. The land is therefore higher behind the house than in front. The garden is on a higher level (1st floor) than the pavement (bottom-floor).

On the 1st floor we have a spacious living room with insert wood fireplace. There are also radiators for city gas central heating. There is a beautiful white floor in...