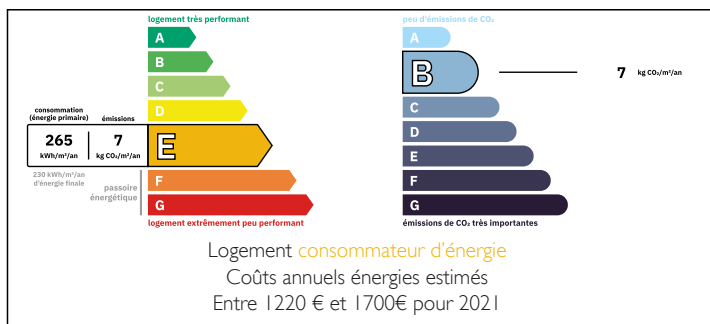


House with living room, kitchens, 2 bedrooms, shower-room. Seperated guesthouse. Barns and garden. Well.

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Cronat
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	123 m2
Plot Size:	2474 m2

IN BRIEF

123m2 of living space

Large house:

Dining room 12m2

kitchen 11m2

bedroom 1; 11m2

bathroom 1; 9m2

1st floor:

Bedroom 2; 15m2

Guest house:

30m2 on the ground floor

Bedroom: 10m2 (mezzanine)

Shower room 2.5m2

Carport 20m2

Attic 34m2

Workshop, Dépêdences, old bread oven

Land 2974m2

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.



LOCAL TAXES

Taxe foncière: 559 EUR

Taxe habitation: 424 EUR

NOTES

DESCRIPTION

This is a beautiful half-timbered farmhouse. Consists of 2 parts. A large house, and a smaller gîte. Both have been beautifully restored.

The large house consists of :

- A dining room with large double door to the terrace and garden. Beautiful beamed ceiling. Stone floor. Electric heating.

- From here you enter the kitchen. A cozy kitchen with all comforts. Not very big, but very practical. Cooking on gas (5 burners). There is a sink with a single sink. There is a built-in oven. In the kitchen cupboard under the sink is a close-in boiler for hot water in the kitchen.

- There is a bedroom on the ground floor. A beautiful room with exposed beams and a wooden laminate floor. A large window provides plenty of light. There is room for a double bed and a large closet.

- The living room is large and bright. There is an ornamental fireplace with a wood stove. You enter this room through the wooden front door with glass. Beautiful white ceiling with dark wooden beams. All in very good condition. Beautiful light stone floor. Cozy space.

- Through the living room you enter the bathroom. A beautiful new bathroom with shower and sink, and separate toilet. The washing machine is also located here. The boiler for hot water is in the toilet. There is a large linen closet in the bathroom to store the towels.

- In the bathroom is the stairs to the 1st floor. There is a large room...