

Burgundy house in the Historic Village of Semur en Brionnais



INFORMATION

Town:	Semur-en-Brionnais
Department:	Saône-et-Loire
Bed:	6
Bath:	4
Floor:	220 m2
Plot Size:	909 m2



IN BRIEF

Ground floor.

Entrance hall 16m2

Living room 20m2

Kitchen 18m2 with pantry (2m2)

Dining room 29m2

Office 8m2

Bedroom 1: 22m2 with shower room 5m2

Toilet 2m2

1st floor

Bedroom 2A 17m2 with shower room 5m2

Bedroom 2B 12m2

Bedroom 3: 21m2 with bathroom 7m2

Bedroom 4: 11m2 with bathroom 5m2

Office/bedroom 5 25m2

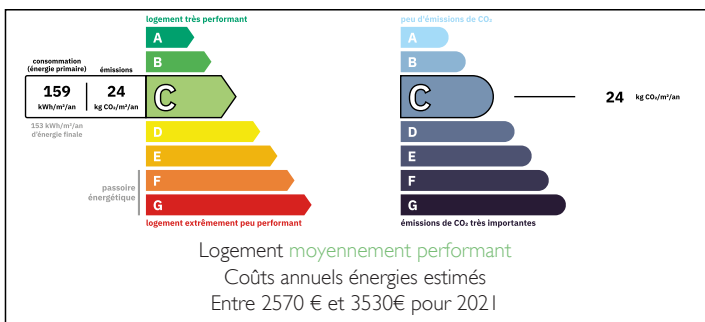
Dressing room, little attic

cellar

1 garage attached to the house

1 outbuilding 60m2 + 16m2 mezzanine includes

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.



LOCAL TAXES

Taxe foncière: 243 EUR

NOTES

DESCRIPTION

Large house completely restored in southern Burgundy, bed and breakfast since 2014 in the historic town of Semur en Brionnais, Cluniac site in the center of the circuit of great Romanesque churches, classified among "The Most Beautiful Villages of France"

In this tourist setting, the guest house is open all year round, its activity could be continued by buyers who would like to do so.

This beautiful house located in a very quiet environment, embellished with a wooded plot entirely enclosed by walls, with two wells for watering, can also be the comfort of its equipment, be suitable for a large family: town gas, mains drainage, fibre optics.

The house has two levels:

On the ground floor:

The entrance hall (16m²), where there is a beautiful oak staircase with its wrought iron railing, leads to a living room (20m²) on its left with two windows, with oak parquet flooring, an antique fireplace (decorative) and woodwork around the wall.

On the right, there is a bedroom (22m²) with a shower room with window (5m²) shower, toilet, sink. The spacious room has two windows, one of which opens onto the walled inner garden.

Opposite, a small hallway where there is a toilet on the right with sink and washing machine connections. On the left is the access door to the cellar, where the condensing boiler running on town gas is located. Opposite the access to the living/dining room (29m²) featuring a beamed ceiling and decorative cement...