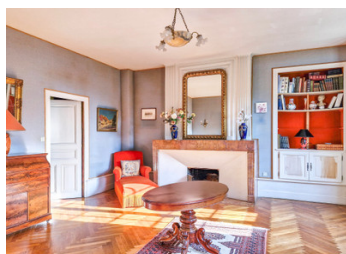


Beautifully maintained manor house with original features, independent guest house and outbuildings.

EXCLUSIVE



INFORMATION

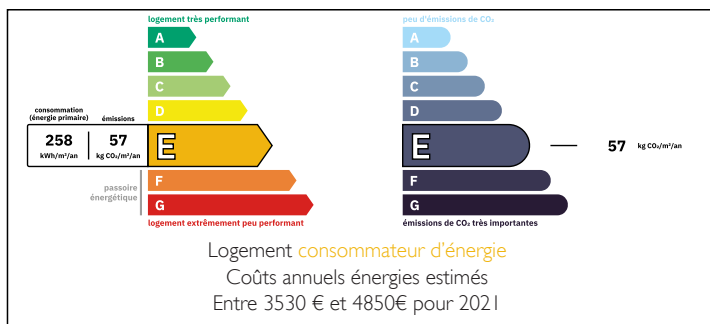
Town:	Génelard
Department:	Saône-et-Loire
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	1600 m2

IN BRIEF

In the village of Génelard you will find this beautifully maintained manor house with original features including parquet flooring, fireplaces and a typical French ceiling in the dining room. In the village but set apart by its grounds, only 5 minutes' walk to the bakery and café. The outbuildings include an independent guest house, a garage, storage space and two vaulted cellars.

The price displayed corresponds to the lowest possible opening bid, including negotiation fees. Participation in this interactive sale is subject to prior viewing and approval.

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.



DESCRIPTION

In the village of G nelard you will find this beautifully maintained 5-bedroom manor house with original features including parquet flooring, fireplaces and a typical French ceiling in the dining room. Two vaulted cellars one ideal for storing wine.

The ground floor has an entrance hall, salon with fireplace, dining room with fireplace, a kitchen, a further 2 reception rooms, a bathroom/laundry room and WC. Upstairs there is a large landing leading to 5 bedrooms, a bathroom and a separate WC. Gas central heating.

The independent guest house offers a commercial potential or extra accommodation for family and friends. It has its own kitchen, living room, bathroom, WC and a mezzanine bedroom.

The property is very private, set on a plot of 1,500m² of walled gardens to the front and back. Plenty of room for parking including a garage and a car port.

In the village of Genelard you can find all the amenities for your day to day needs a bakery, butcher, post office, caf , tabac, chemist, hairdresser and there is a Sunday morning market. At the entrance to the village is the ecluse and the Halte nautique de Genelard, a lovely place to take a walk and enjoy the surrounding countryside and admire the boats.

LOCAL TAXES

Taxe fonci re: **1485 EUR**

NOTES

Main house 230m²

Ground floor:

-   Entrance hall
-   Living room 27m²
-   Dining room 26m²
-   Kitchen 13m²
-   Reception room 12m²
-   Reception room 16m²
-   Shower room
-   WC

1st floor

-   Hallyway
-   5 bedrooms (9m², 12m², 16m², 20m², 20m²)
-   Bathroom with a bath and sink