LEGGETT
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Ref: A40097CAF71 Price: 280 000 EUR

agency fees to be paid by the seller

Charming house with views towards the Sâone valley in a sought after village















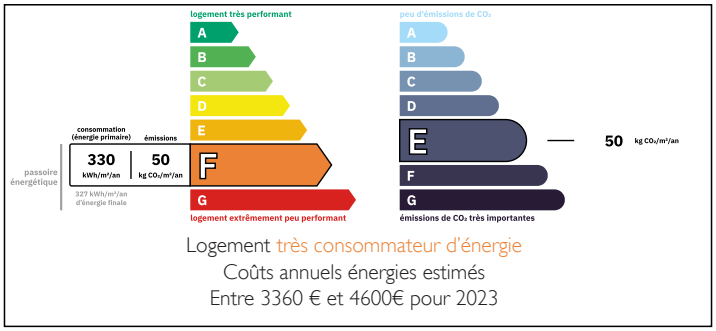
INFORMATION

Town:	Fleurville
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	170 m2
Plot Size:	1817 m2

IN BRIEF

Charming house with views towards the Sâone valley in a sought after village . This three bedroom family home is both well placed and practical. In the sought after village of Fleurville which has easy access to all main routes yet with access to all amenities in a rural village setting.

ENERGY - DPE



Logement très consommateur d'énergie
Coûts annuels énergies estimés
Entre 3360 € et 4600€ pour 2023

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.
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LOCAL TAXES

Taxe foncière:	**1038 EUR**

NOTES

DESCRIPTION

Charming house with views towards the Sâone valley in a sought after village. You enter the house by an external staircase, in the mâconnais style, to the first floor, here there is a terrace with views towards the Sâone. The house has large windows that allow light to enter on all sides. From the hallway there is a fully equipped kitchen, a large living room and dining area, this room has windows to 3 sides. The windows are all double glazed and have electric shutters. On this floor there are 2 large bedrooms, a bathroom and WC. Down the interior staircase you arrive at the spacious second living room open plan with a kitchen. From here there is a double bedroom, shower room and WC. A laundry room that houses the gas central heating boiler and the water softener. This floor is an independent space; there is access to the front of the property and to the single car garage that has an electric door. It would make a great home for an older relative or for an adolescent.

Outside is a large, landscaped garden surrounding the house. Room to add a swimming pool if desired. The house is in an elevated position, accessed by an electric gate, that provides security and privacy, at the top of the driveway is ample space for parking.

Gas central heating

Double glazed windows with electric shutters

Water softener

Layout

1st floor

Hall 8.7

Living room 24

Dining room 11.80

Kitchen 8.7

Bedroom 1...

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