

Residential house comprising kitchen, back kitchen, bathroom, toilet, living room, 2 bedrooms, outbuildings.



INFORMATION

Town:	Gueugnon
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	67 m ²
Plot Size:	2585 m ²

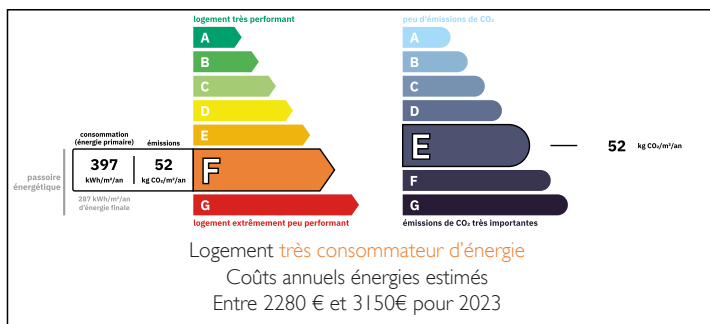


IN BRIEF

Entrance hall / small kitchen
 Back kitchen
 Separate toilet
 Shower room
 Living room
 2 bedrooms
 Attic accessible from the outside
 Outbuildings: stable, shed, barn, shelter
 Garage for 1 car
 Small guest house
 Land: 2,585 m²

Possibility to buy an adjoining plot as well (2,000 m²)

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

Beautifully situated farmhouse to restore with outbuildings and garage and guesthouse. Beautiful view of the rolling hills from the courtyard. This house is in a rural location, yet the city is close by. Just 3 km away you will find the city of Gueugnon where you can go for everything. There are schools, shops, supermarkets, a weekly market, a factory provides employment. Cinema, bars and restaurants, doctors, pharmacists... Everything is there, close by.

This house has been empty for a while and needs some love and a motivated construction worker to bring everything back in order. The house is immediately habitable but probably no longer meets today's standards. Everything is dated.

There is an entrance hall from which we enter the small kitchen where there is a gas stove. There is city gas here, so cooking and heating is done partial on gas. We also find a back kitchen with a gas stove and sink, and a connection for the washing machine. Here is also the water boiler of 100 liters. From the kitchen there is also access to the separate toilet and the bathroom with shower and sink and a built-in cupboard.

On the other side of the kitchen we step into the living room. A lovely room with stone floor and wooden beamed ceiling. From this room there is a door to the garden. Lots of light in this room through the large glass door and a window on the other side. This room is heated...

NOTES