LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A43213GC71 Price: 119 000 EUR

agency fees to be paid by the seller

Residential house with kitchen, living room, 2 bathrooms, 2 toilets, 2 bedrooms, mezzanine, attic, cellar, gar

EXCLUSIVE















INFORMATION

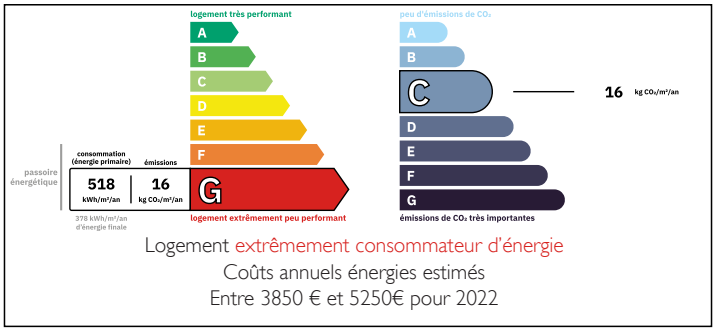
Town:	**Grury**
Department:	**Saône-et-Loire**
Bed:	**2**
Bath:	**2**
Floor:	**136 m2**
Plot Size:	**1321 m2**

IN BRIEF

Ground floor level
Kitchen
Living room
Dining room
Laundry room
Separate toilet
Shower room
Bedroom 1
Hallway with stairs
Garage

First floor level:
Mezzanine
Corridor
Bedroom 2
Separate toilet
Bathroom
Room
2 attics

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3850 € et 5250€ pour 2022

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.

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LOCAL TAXES

Taxe foncière:	**255 EUR**

NOTES

DESCRIPTION

This is a very pretty spot, tucked away in the French countryside. Isolated, but still not too far at the end of the world, because a few other houses are together at 200m. The house is located in a small hamlet in the commune of Grury in southern Burgundy, Saône-et-Loire department.

From the garden you have beautiful views all around over the rolling hills. In summer, cows are scattered all around in the meadow, coming along to keep you compagny for aperitifs, or taking a coffee break on the covered terrace with beautiful views. Always cozy in the summer.

The garden is completely closed, there is a lot of privacy, especially at the back where the pool is located. There is also an outdoor shower near the pool. A very quiet covered terrace at the back of the house. Here you can relax in the sun.

We enter the house through the kitchen. A beautiful bright kitchen due to the many windows above the worktop. Cooking is done on an induction stove. There is an extractor hood, oven, microwave, refrigerator with freezer, and a single large sink. Quite a lot of workspace.

From the kitchen we walk straight into the salon. Cozy space with again a lot of light through no less than 3 windows. It is cozy to sit in the large seats around the wood stove. Beautiful decorative fireplace. Wooden ceiling and red tomette floor.

A beautiful old door takes us into the laundry room with washing...