LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A44875CAF71 Price: 320 000 EUR

agency fees to be paid by the seller

Character village property with garden and swimming pool















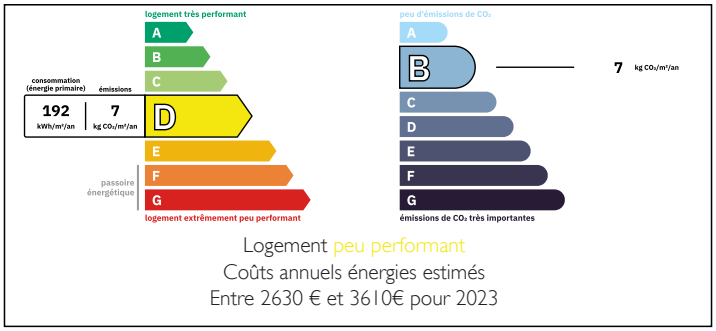
INFORMATION

Town:	Péronne
Department:	Saône-et-Loire
Bed:	5
Bath:	1
Floor:	218 m2
Plot Size:	628 m2

IN BRIEF

Gorgeous stone property of 218m2 with views over the surrounding vineyards in a charming Mâconnais wine growing village. Ground floor living room, dining room, kitchen, utility room and office. Upstairs 5 bedrooms plus large games room/cinema. Set on a plot of 630m2 with swimming pool, well, terrace, garage and a large barn that could be converted if you need more space.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 2630 € et 3610€ 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.

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DESCRIPTION

This gorgeous stone-built village house has 218m2 of living space and views over the vineyards. A charming property semi-detached on one side with no vis a vis. In a quite winegrowing village in the Mâconnais you will have plenty of opportunities to sit in the garden and enjoy a few glasses of the local wine. On the ground floor is a large living room with a fireplace and doors opening on the decked terrace. Next to the living room you go down a step to a large dining room and a separate kitchen all with tiled floors. From here there is an office and the utility room, this could be adapted to create a downstairs bedroom with doors to the garden. Upstairs are 5 large bedrooms and a huge games/cinema room, a shower room and two WCs. Ideal for a permanent home or a lock up and leave property. Characteristically as with many older buildings some of the ceilings and doorways are low. Outside there is covered parking for 2 cars, and a garage, a large outbuilding that could be converted into a room if needed. The garden has a terrace large enough for a dining table, an easy to maintain grassed area and a swimming pool and a well. There is no vis a vis here and you have the views over the vineyards. A lovely place to sit and relax in the calm countryside.
All the windows are PVC...

NOTES