

Country property tastfully modernised, quiet hamlet location.



INFORMATION

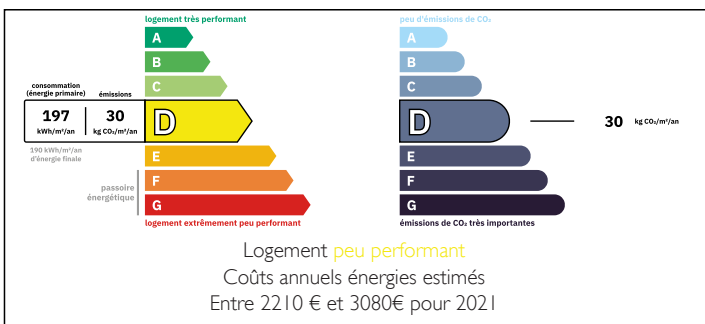
Town:	Sivignon
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	135 m2
Plot Size:	2651 m2

IN BRIEF

This lovely house would be great as a permanent residence or a holiday home. Situated in a quiet hamlet in the gorgeous Clunisois countryside it has been modernised using high quality products and good taste. A large modern fitted kitchen, a laundry room, a living room with a fireplace, upstairs a large shower room, three bedrooms; one with en-suite and dressing room. The loft has been boarded out and could be converted into another room, and the outbuildings leave scope for all kinds of projects. The house has 135m2 of living space and is on a plot of 2651m2.

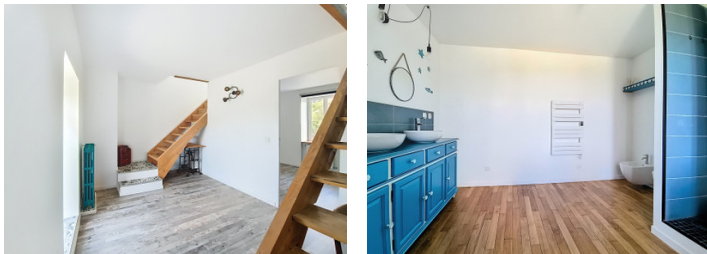


ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 504 EUR

NOTES

DESCRIPTION

For lovers of quiet countryside living, this charming house would be great as a permanent residence or a holiday home. Situated in a quiet hamlet in the gorgeous Clunisois countryside it has been modernised using high quality products and good taste. The house is built on cellars and access to the first floor is via the external stairway. The modern fitted kitchen has several windows allowing natural light to enter and is open onto the hallway it has an adjoining a laundry room with sink and plumbing for a washing machine. The large living/dining room has windows to two sides and a wood burning fireplace in one corner it is a spacious room with views of the garden and the surrounding countryside. At the end of the hallway is a WC and the backdoor leading to the garden. Upstairs there is a large newly fitted shower room, 3 bedrooms; one with en-suite and dressing room. There is enough space in the hallway here to have an open plan office with view. The loft has been boarded out and could be converted into another room, if required and the outbuildings leave scope for all kinds of projects. The garden to the right of the house has fruit trees and the garden at the back is grassed over and has enough space to put in a swimming pool and create a patio or decking to enjoy the sunny days.

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