LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44908FRU71 Price: 125 000 EUR

agency fees to be paid by the seller

Detached house on the edge of the village with opportunities for activities.















INFORMATION

Town:	**Marizy**
Department:	**Saône-et-Loire**
Bed:	**3**
Bath:	**2**
Floor:	**147 m2**
Plot Size:	**1798 m2**

IN BRIEF

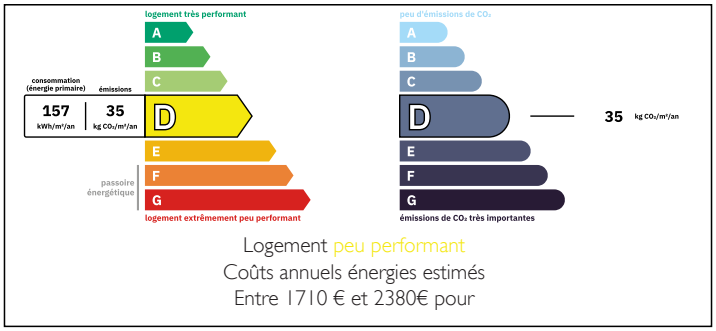
Property located in the Charolais countryside, consisting of a habitable main house of 147 m² and a second house/gîte to be completed, offering strong development potential.

The main house includes a living room, large kitchen, three bedrooms upstairs, a bathroom, plus a cellar and workshop. It benefits from mains drainage and double glazing.

The second part has already undergone significant works (roof replaced, structure and utilities partially prepared) and could be used for gîtes or integrated into the main home.

Situated in a rural setting between Cluny and Montceau-les-Mines, with local amenities nearby.

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1710 € et 2380€ pour

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44908FRU71 Price: 125 000 EUR

agency fees to be paid by the seller





DESCRIPTION

Located on the edge of a charming rural village in the Charolais with beautiful views, this property consists of a habitable house and an additional unfinished house/gîte under the same roof, offering strong potential for guest accommodation or expansion.

The main house (147 m², energy rating D) includes a large 25 m² living room, a 25 m² kitchen, a bathroom with shower and WC, and storage space. Upstairs are three bedrooms with a bathroom and separate toilet. Below the house are a large cellar and workshop. The property benefits from mains drainage and double glazing, and has a pleasant rear garden as well as a separate stone barn at the front.

The second part of the property has already seen significant work, including a renewed roof and partially completed layout with internal walls, staircase, and plumbing provisions. It was originally intended for two gîtes or guest rooms but could also be integrated into the main residence.

Situated between the historic town of Cluny and the lively Montceau-les-Mines, the property enjoys a peaceful rural setting with nearby amenities, including a small supermarket within walking distance.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr

NOTES

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.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr