

Charming country house in Saone et Loire with 6 apartments and building potential

EXCLUSIVE



INFORMATION

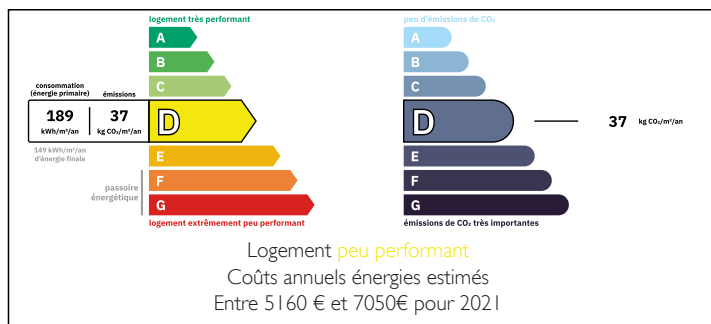
Town:	Autun
Department:	Saône-et-Loire
Bed:	7
Bath:	7
Floor:	234 m2
Plot Size:	6055 m2

IN BRIEF

Wonderful property with plenty of land located in a quiet area just outside the town of Autun. Business opportunity with immediate income stream and a very large potential barn conversion project which would boost income dramatically.

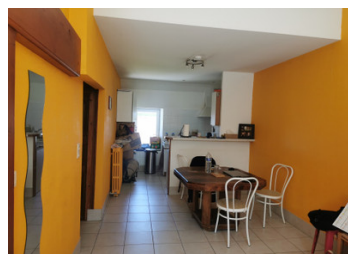


ENERGY - DPE



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

A beautiful and characterful country house on the outskirts of Autun in Saone-et-Loire down a lane and in the tranquillity of the countryside of St Pantaleon.

Despite this you are 700meters from a golf course, plus a lake with: fishing, boating, an aquatic centre and lovely restaurants all within a kilometre away.

The town of Autun has absolutely everything including: Hypermarket, railway station, supermarket, hospital, doctors, vets, banks, post office, all positioned around a beautiful and lively town square with many restaurants and bars to choose from.

The centre of Autun is only 2.2kms away from the property.

This fine investment opportunity is separated into 6 individual dwellings, all but one of which is rented out, as the owners kept a studio apartment for their own use.

There are 2 x 1 bedroom apartments, 1 x 2 bedroom apartment and 3 x studio flats.

Moving around the property from the stunning front aspect there is a gated entrance to the property's "Cour". Within this quaint and completely private walled garden there is also a large covered area, in keeping with the aesthetics of the era, which would be ideal for outdoor dining for a large number of guests.

LOCAL TAXES

Taxe foncière: 5925 EUR

NOTES

Facing you as you enter is an extremely large, Ivy clad stone barn offering 2 floors totalling approximately 350m2. The interior of this benefits from a recent roof in perfect condition, a very recent downstairs ceiling and upstairs floor and is divided into 8 rooms along a corridor ready for a...