

Large house with pool, great views



INFORMATION

Town:	Saint-Firmin
Department:	Saône-et-Loire
Bed:	5
Bath:	3
Floor:	248 m2
Plot Size:	1470 m2

IN BRIEF

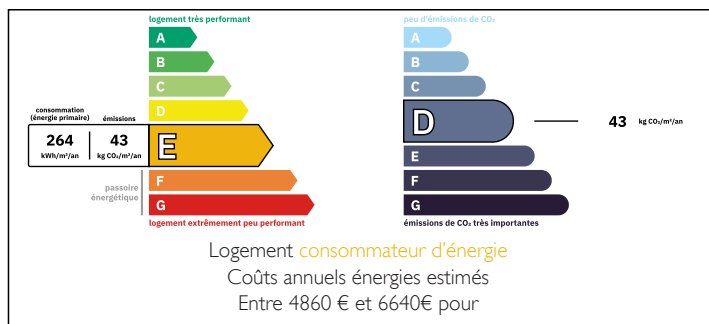
Charming Character Property with Pool and Stunning Views

This distinctive 232 m² home enjoys a peaceful rural setting with beautiful views, while remaining just 10 minutes from town amenities. Set on a 1,470 m² plot, it offers privacy, tranquility, and excellent outdoor living with a heated 8 × 4 m swimming pool, a new terrace, and a low-maintenance garden.

The house features an L-shaped layout with spacious and versatile living areas, including a fitted kitchen, dining conservatory, dining room, two lounges, and 4 bedrooms. An adjoining self-contained studio with its own entrance provides additional accommodation or home office space.

Additional features include 3 bathrooms, mains gas central heating, a wood-burning stove, a pellet stove, and a 66 m² detached garage with a beautiful

ENERGY - DPE



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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

Distinctive and charming house offering 232 m² of living space with stunning views. The property includes a separate 66 m² garage with a wine cellar. It features a low-maintenance garden with a heated swimming pool (8 × 4 m) and a brand-new terrace. Set on a 1,470 m² plot, it offers privacy and tranquility while being just 10 minutes from all town amenities.

Property Overview

The house features an L-shaped design, a kitchen with a dining area in the conservatory, two living rooms, and 4 well-appointed bedrooms. Key highlights of this property include its peaceful rural setting, spacious and characterful living areas, high-quality renovation and furnishings, a beautiful private swimming pool with a large new terrace, and a substantial garage with a magnificent vaulted wine cellar.

Ground Floor

The ground floor comprises:

An entrance hall of 5 m², with a toilet and utility meter cupboard.

A spacious kitchen of 19.5 m².

A utility/laundry room housing the gas boiler.

A conservatory dining area of 18 m².

A dining room of 22 m².

A generous living room of 46 m², featuring a wood-burning stove.

A bedroom of 12 m², equipped with a shower and built-in wardrobe.

A second conservatory of 31 m², currently used as a comfortable TV lounge and fitted with a pellet stove.

Adjoining the conservatory is a small building arranged as a self-contained studio with its own private entrance, accessible both from outside and through the conservatory. The studio includes:

NOTES