

Charming 3 bedroom country house with enclosed tiered garden in a tranquil village in Saone et Loire

EXCLUSIVE

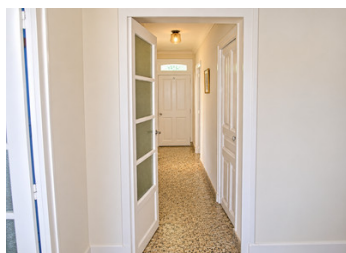


INFORMATION

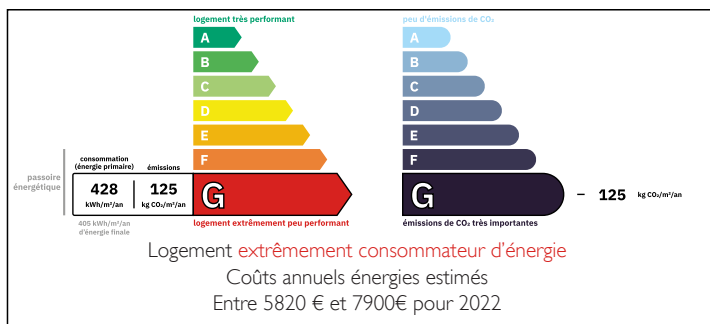
Town:	Saisy
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	110 m2
Plot Size:	1394 m2

IN BRIEF

Wonderfully peaceful and private 3 bedroom house with large garden and building potential conveniently located between Lyon and Paris and under 30 minutes from Beaune, Chalon sur Saone, Autun and the Morvan Valley.



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: 507 EUR

NOTES

DESCRIPTION

A Charming country house in a tranquil village near to supermarkets, bars, restaurants, shops, doctors, chemists

The property offers a spacious interior with 3 bedrooms, 1 bathroom and separate W.C.

A spacious kitchen and dining room with a large separate utility and storage area are accessed through the front door and lead out to an enclosed and private courtyard, ideally suited to dining al-fresco. A large lounge with a wood burning stove complete the ground floor.

The oak staircase leads from the lounge to a lobby where the first 2 spacious bedrooms and bathroom are accessed. Down the corridor from here you access the W.C and third bedroom as well and the rear door leading out to the garden.

The garden is approximately 750m2 and arranged into 3 tiered lawns, a vegetable garden and a pathway lined with mature apple trees.

At the top of the pathway there is the rear gated entrance to the property a garage and parking for at least 5 cars.

The garden is completely walled and fenced and offers excellent privacy. Beyond the fence along the rear entrance road there is a small woodland. In 2019 the owners were granted outline planning permission for either a 1 x 4 bedroom property or 2 x 2 bedroom properties although the project was never started.

Positioned between Nolay and Epinac at the top of a hill and offering commanding views across the valley the property is conveniently located under 30 minutes from Beaune, Autun...