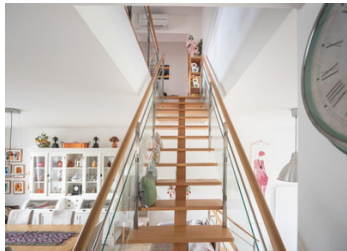
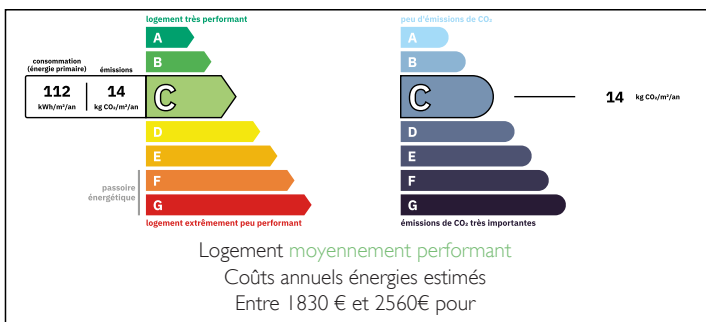


Large bedroom house with gite and pool



ENERGY - DPE



INFORMATION

Town:	Couches
Department:	Saône-et-Loire
Bed:	7
Bath:	5
Floor:	285 m2
Plot Size:	1720 m2

IN BRIEF

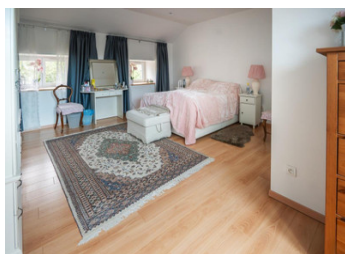
Charming renovated country property dating from around 1600, located between the vineyards of the Couchois region and the rolling countryside of the Charolais, just 30 km from Beaune and 20 minutes from the TGV station with direct access to Paris.

The property comprises a beautifully restored 5-bedroom main house and a fully independent guest house, offering flexible accommodation for family, guests, or rental income. The main house features spacious living areas, a fully equipped kitchen, multiple en-suite bedrooms, and a family suite. The guest house includes an open-plan living space, two bedrooms, and is sold fully furnished.

Set around a charming courtyard, the property benefits from three barns/garages, vaulted wine cellars, a heated saltwater swimming pool, a pool house with summer kitchen, fruit trees, a vegetable garden with well, and breathtaking views over the

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.



NOTES

DESCRIPTION

Imagine a charming 5-bedroom home with a guest house, nestled between the picturesque vineyards of the Couchois region and the rolling fields of the Charolais countryside, just 30 km from Beaune and 20 minutes from the TGV station with direct service to Paris (1 hour 20 minutes to Gare de Lyon).

Beautifully renovated, this character property, originally dating from around 1600, features a welcoming main house with a spacious open-plan living area comprising two inviting sitting rooms. One features a fireplace, perfect for cozy winter afternoons, while the other, a sunken reading nook overlooking the courtyard, provides an ideal space for relaxing with a book or enjoying an afternoon nap.

The rear terrace offers stunning views over the garden, swimming pool, and surrounding countryside — the perfect setting for enjoying a glass of wine while watching spectacular sunsets. The front terrace is ideal for outdoor breakfasts.

The fully equipped kitchen is ready for preparing your favorite meals, while an additional comfortable sitting room with dual-aspect windows provides further living space. A cloakroom is conveniently located near the main entrance. The ground floor is heated by a central heating boiler.

Access and Layout

From the lower-level sitting room, there is direct access to one of the three barns/garages, making it easy to bring in groceries and supplies.

Upstairs, the house benefits from a heating and air-conditioning system serving the landing and all five bedrooms. The spacious principal bedroom includes an en-suite shower room and private WC. Two additional double bedrooms also...