

A rare, tastefully renovated bourgeois manor house situated in the countryside between Mâcon and Cluny

EXCLUSIVE

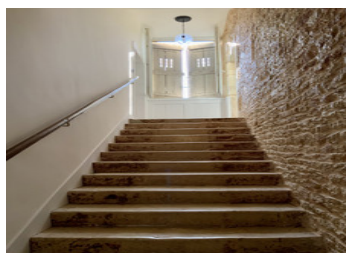


INFORMATION

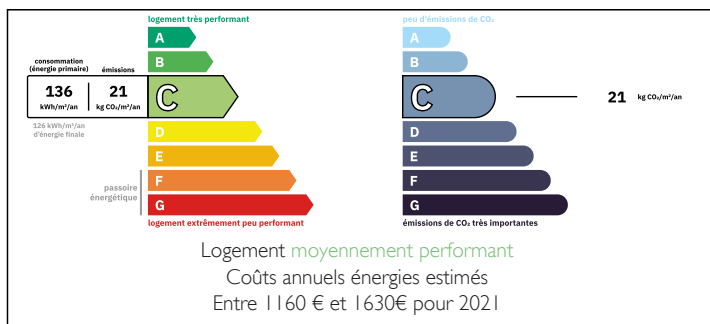
Town:	Igé
Department:	Saône-et-Loire
Bed:	7
Bath:	7
Floor:	407 m2
Plot Size:	10000 m2

IN BRIEF

Nestled in the rolling hills of the Mâconnais countryside, this rare property offers an exceptional lifestyle. Tastefully renovated with high end finishes using premium materials this Bourgeois Manor house is distinguished by its timeless charm and unique setting. Lovingly restored with taste by its current owners as a luxury retreat for relaxed family living and entertaining. Less than 1 hour from Lyon airport and 20 minutes from the TGV to Paris.

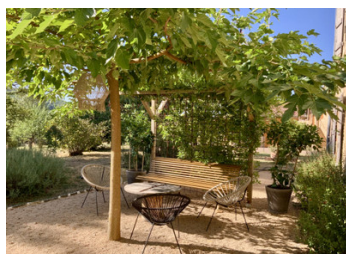
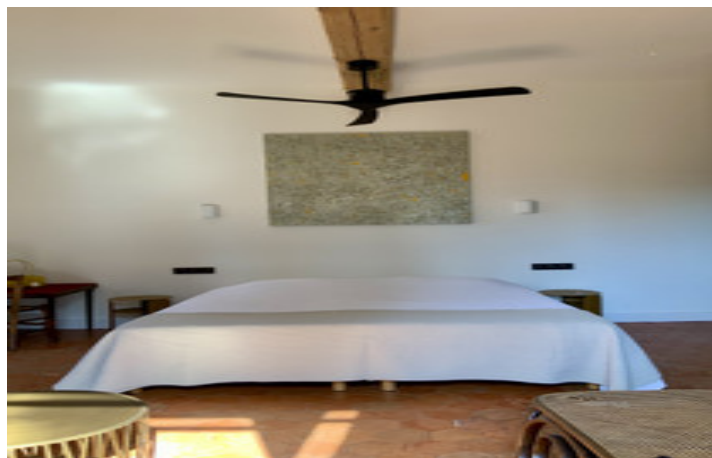


ENERGY - DPE



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

Nestled in the rolling hills of the Mâconnais countryside, this rare property offers an exceptional lifestyle. Tastefully renovated with high end finishes using premium materials this Bourgeois Manor house is distinguished by its timeless charm and unique setting. Lovingly restored with taste by its current owners as a luxury retreat for relaxed family living and entertaining.

This bright and spacious property is arranged to offer every comfort both inside and out. The modern kitchen-dining room is spacious and comfortable, including a large back kitchen and access to the courtyard for outdoor entertaining. The huge double living room is bathed in natural light; it has a beautiful central feature wood burner inviting comfort and warmth over the colder months. The 7 generous and bright bedrooms each have their own bathroom and WC, guaranteeing comfort and privacy for each of the occupants.

At the back of the property the landscaping enhances the view across the lawns and towards the luxurious swimming pool and deck leading towards the open countryside beyond. There is plenty of room for relaxed outdoor living with the pool house and terraces for enjoying the views. Continuing outside there is a natural well, a raised bed vegetable garden, a pond and a gazebo. There is an annex that has been arranged as an independent studio apartment and a large garden store.

Energy Performance Diagnosis (DPE) indicates a class C, highlighting good insulation, energy efficiency.

This rare property offers a peaceful and private living...

NOTES