

Large modern bungalow with a low-maintenance garden



INFORMATION

Town:	Saint-Bérain-sur-Dheune
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	190 m ²
Plot Size:	1089 m ²

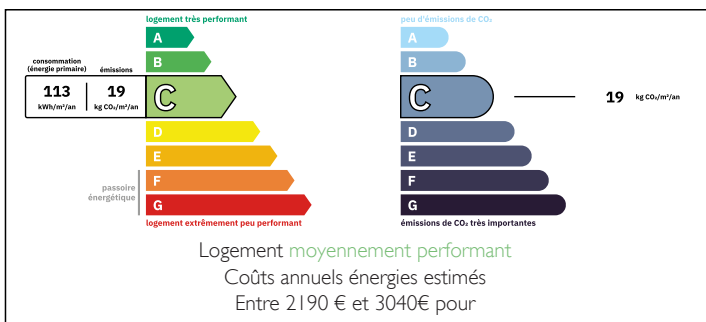
IN BRIEF

This charming single-storey property offers comfortable and spacious living in the heart of a quiet canal-side village in southern Burgundy. Set within an enclosed 1,089 m² landscaped garden, the house features 3 bedrooms, a bright 60 m² living/dining area, a fitted kitchen, family bathroom, separate WC, utility room and integrated double garage.

Large glazed doors open onto south- and west-facing terraces, while the garden enjoys lovely views over the surrounding hills. The property benefits from double glazing, good insulation, central oil-fired heating, a new reversible heat pump and a wood-burning stove.

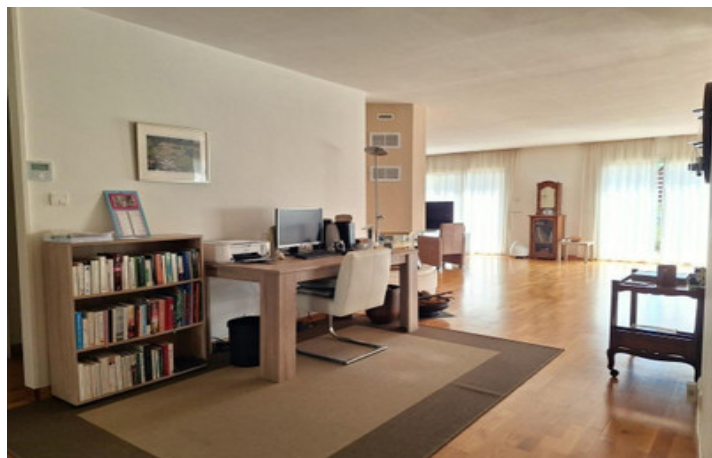
Ideally located within walking distance of local amenities, the house is a perfect base for enjoying the Canal du Centre, Burgundy's vineyards, cycling routes, woodland walks and renowned gastronomy.

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.



NOTES

DESCRIPTION

This bright and airy home offers comfortable single-storey living, with 3 bedrooms and large, open-plan living spaces. Situated in a quiet residential area of a charming canal-side village, the property is just a few minutes' walk from a grocery shop and a restaurant. The 1,089 m² plot has been landscaped with gravel and patios for minimal maintenance.

Saint-Bérain-sur-Dheune is an excellent base for enjoying the Canal du Centre, the surrounding vineyards and the gastronomic delights of southern Burgundy. In addition to the canal-side paths and woodland trails, there are numerous designated cycling routes in the area.

The house is approached via a quiet road and sits centrally within its enclosed garden. Enter through a spacious hallway leading to an open-plan office area and a large, bright living/dining room of almost 60 m². There is a cosy fireplace in the sitting area and large glazed doors opening onto south- and west-facing terraces. Adjacent to the dining area is a fitted kitchen with direct access to the west-facing terrace.

On the other side of the hallway are 3 bedrooms, a large family bathroom with both a bath and shower, and a separate WC. All the bedrooms and the hallway have large built-in cupboards providing practical storage. There is also a pantry-style cupboard next to the kitchen for larger items that are best kept out of the kitchen.

A corridor leads to a large utility/laundry room on one side and an integrated double garage on the other.

The windows and doors are...