LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A47158GC71 Price: 129 000 EUR

agency fees included: 9 % TTC to be paid by the buyer (118 349 EUR without fees)

House to renovate, made up of two homes with outbuildings and a garden.















INFORMATION

Town:	**Maltat**
Department:	**Saône-et-Loire**
Bed:	**4**
Bath:	**2**
Floor:	**166 m2**
Plot Size:	**8460 m2**

IN BRIEF

Room 9m2
Room 11m2
Toilet with shower 4m2
Dining room 19m2
Room 13m2
Living room with fireplace 22m2
Entrance hall 24m2
Bathroom 5m2
Kitchen with fireplace 17m2
Room 12m2
2 large + 1 small bedroom about 30m2
Cellar
Attic
Garage
Outbuildings
Land of 8460 m2

ENERGY - DPE

DPE not required.

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.

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NOTES

DESCRIPTION

On the ground floor we find several rooms, large and small spaces with beautiful old wooden and stone floors. Built-in cupboards from the 1960s, completely in the style of the house. An old decorative fireplace in the living room. Showers and toilets hidden in the cupboards... every room has its own surprise. It's a beautiful old building, both inside and out, that deserves to be renovated in its original style. The attic also has beautiful old beams, a framework you don't see anymore these days, but the woodwork is in good condition. On top of the attic, there are old red terracotta tiles on the floor. That attic is immensely large and can be entirely converted into extra living space.

In the large garden of 8460m2, there are various outbuildings, sheds, and garages. This creates a pleasant enclosed courtyard where you can sit with a bit of privacy. Nice views over the surrounding fields and the beautiful castle across the road. The garden is accessible from the road via a double gate. It's really a wonderful project, for the right people. Don't let this opportunity pass you by!

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr