LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48726CAF71 Price: 224 250 EUR

agency fees to be paid by the seller

Dreaming of living in a château? This duplex near Mâcon could be the solution















INFORMATION

Town:	Mâcon
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	66 m2
Plot Size:	0 m2

IN BRIEF

An historic château at only 10 minutes from the centre of Mâcon is being renovated to a high standard. With the choice of 38 apartments from T1 studio, T2 or T3 Duplex this noble building is set in a private parc of 16 hectares. Delivery is planned for the 4th trimestre 2028. For sale 2 bedroom duplex, open plan living room-kitchen, laundry room, shower room 66.46m2 living space. Set in a beautiful parc.

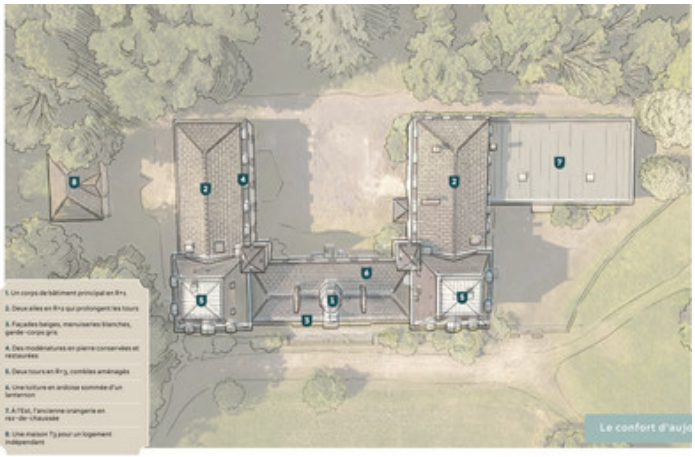
ENERGY - DPE

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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DESCRIPTION

Built in 1816 this historic château is being renovated to high specifications providing quality apartments set in a beautiful parc only minutes away from central Mâcon. Delivery planned for the 4th trimester of 2028.
This stunning south facing duplex is set over the 2nd and 3rd floors of the Château. Three rooms consiting of an entrance hall, a laundry room with WC, an open plan living room-kitchen and a storage space. Upstairs are 2 bedrooms, one with a cupboard, and a shower room with WC. This duplex has lovely views over the park and has with double parking.

Entrance level
Living room-kitchen 26.68m2
Entrance 4.14m2
Laundry + WC 4.85m2
Storage 1.33m2
Upstairs
Bedroom 1 12.47m2
Bedroom 2 (with cupboard) 10.80m2
Shower room + WC 3.88m2
Hallway 2.31m2
Total living space
66.46 m²

JOINERY AND OPENINGS
White PVC joinery, in the spirit of the existing ones. Roller shutters with valances, matching colours. French windows with latticework, faithful to the original composition. Grey railings on balconies and garden access.
IMPROVED THERMAL PERFORMANCE
Compatible with the Denormandie law. Domestic hot water and economical heating
ACCESSIBILITY
Quality PRM facilities: wide corridors without steps, elevator serving all current floors. PRM spaces in the immediate vicinity of the entrance. Housing that complies with accessibility requirements.
PARKING & BICYCLES 76 outdoor spaces in...

NOTES