LEGGETT
IMMOBILIER INTERNATIONAL

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Ref: A48728CAF71 Price: 199 500 EUR

agency fees to be paid by the seller

Dreaming of living in a château? One of these apartments near Mâcon could be the for you.

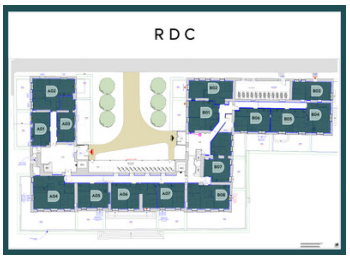














INFORMATION

Town:	Mâcon
Department:	Saône-et-Loire
Bed:	1
Bath:	1
Floor:	43 m2
Outside Space:	30 m2

IN BRIEF

Built in 1816, this historic chateau is being renovated to a high specification, offering quality apartments set in beautiful parkland just minutes from the centre of Mâcon. Delivery is scheduled for the 4th quarter of 2028. This south facing T2 is on the ground floor 43.13m2 offering 1 bedroom, open plan living-kitchen, shower room, garden and parking.

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.

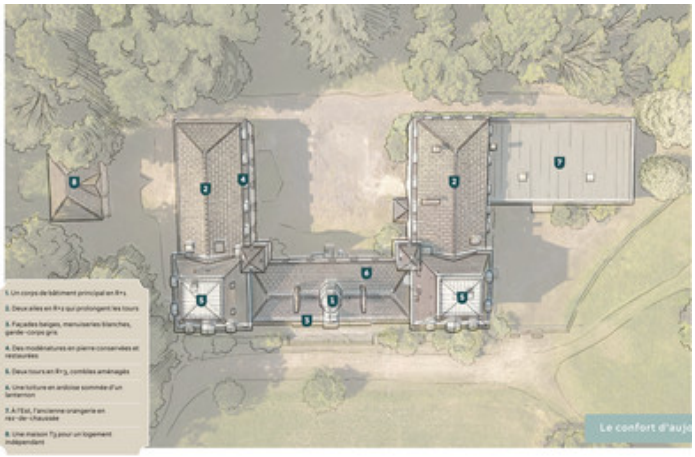
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DESCRIPTION

Built in 1816 this historic chateau located just 10 minutes from the centre of Mâcon is being renovated to a high standard. With a choicen of 38 apartments ranging from T1 studio, T2 or T3 duplex, this noble building is set in a 16-hectare private park. This lovely ground floor south facing one bedroom apartment is truly exceptional. Offering 43.13m2 of living space with the bonus of a 30.83m2 garden accessed from the living room via French windows.

Entrance 3.94m2
WC 2.77m2
Living room-kitchen 20.48m2
Bedroom 11.27m2
Shower room 4.67m2
Total living area 43.13m2
Garden 30.83m2
Parking

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 stabilized including 4 PRM. Pre-equipment provided for electric vehicles. Bicycle spaces in two enclosed and covered rooms.
STORAGE & ANNEXES Cellars in the basement of the castle. Private cellars for some accommodation

From T1 to T3 duplexes with breathtaking views. The rehabilitation of the Château preserves the general appearance of the roofs, the facades and...

NOTES