LEGGETT
IMMOBILIER INTERNATIONAL

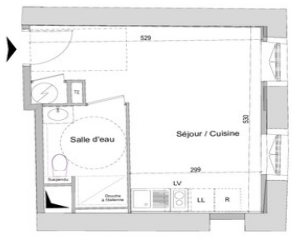
www.frenchestateagents.com

Ref: A48729CAF71 Price: 139 500 EUR

agency fees to be paid by the seller

Château lifestyle, studio apartment for sale just 10 minutes from Mâcon centre.















INFORMATION

Town:	Mâcon
Department:	Saône-et-Loire
Bed:	0
Bath:	1
Floor:	26 m2
Plot Size:	0 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 east facing T1 is on the 2nd floor 25.72m2 offering a generous living area with shower room, WC 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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

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 choice of 38 apartments ranging from T1 studio, T2 or T3 duplex, this noble building is set in a 16-hectare private park.

This practical studio offers a generous 25.72 m2 of living space in a beautiful setting.
Studio 20.64m2
Shower room + WC 5.08m2
Parking
Delivery is scheduled for the 4th quarter of 2028.

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 the composition of the openings. The apartments retain the soul of the castle with modern use. Original volumes are reorganized around the historic load-bearing walls. Some windows become French windows to work the ground floor dwellings on their gardens. Four living levels, 38 apartments, two...

NOTES