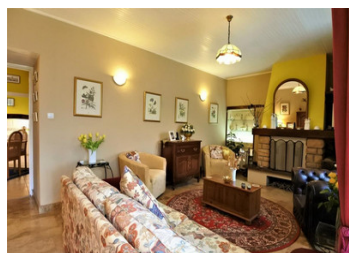


2 bedroom stone house, small garden and nice view



INFORMATION

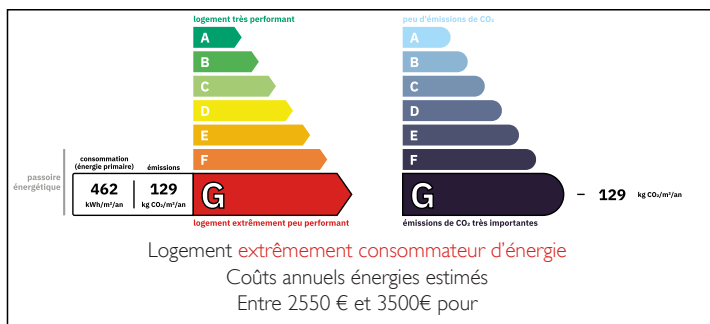
Town:	La Guiche
Department:	Saône-et-Loire
Bed:	2
Bath:	2
Floor:	80 m2
Plot Size:	471 m2

IN BRIEF

A quaint 2 bedroom and 2 bathroom home, with cosy living spaces plus a bright veranda overlooking the 471 m2 plot with open rural views to the south. Situated in the heart of southern Burgundy, in a farming hamlet just a few minutes' walk from the friendly village of La Guiche. An ideal base from which to discover southern Burgundy, the house has had some recent renovations by an architect whilst keeping much of its original character. It has been maintained in good condition and offers comfortable accommodation for a small family or 2 couples. Immediately habitable as a holiday home, it would benefit from some modernisation for a main residence.

La Guiche is just over a kilometre from the house and has a small shop selling bread and some groceries, a restaurant and an indoor swimming pool. A...

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

A quaint 2 bedroom and 2 bathroom home, with cosy living spaces plus a bright veranda overlooking the 471 m2 plot with open rural views to the south. Situated in the heart of southern Burgundy, in a farming hamlet just a few minutes' walk from the friendly village of La Guiche. An ideal base from which to discover southern Burgundy, the house has had some recent renovations by an architect whilst keeping much of its original character. It has been maintained in good condition and offers comfortable accommodation for a small family or 2 couples. Immediately habitable as a holiday home, it would benefit from some modernisation for a main residence.

La Guiche is just over a kilometre from the house and has a small shop selling bread and some groceries, a restaurant and an indoor swimming pool. A modern supermarket can be found at Saint Bonnet de Joux 10 minutes' drive away and Montceau is about 20 minutes' drive. The surrounding countryside is a paradise for nature lovers with fields, woods, streams and lakes with far-reaching views. Note that behind the property is a working cattle farm with daily activity, although not a great nuisance.

From the garden gate, the house is accessed up some stone steps into the kitchen, which is simple but functional. The central dining room leads on one side to the first bedroom, with built in storage cupboards, and a shower room with WC, lit by an imaginative sun tube, and...