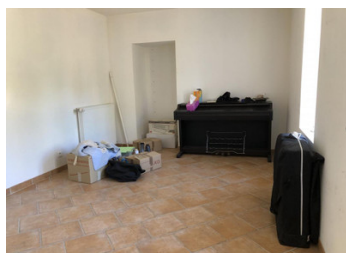
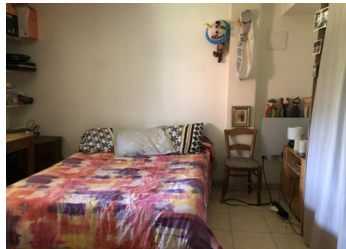


House split into 2 apartments, with income



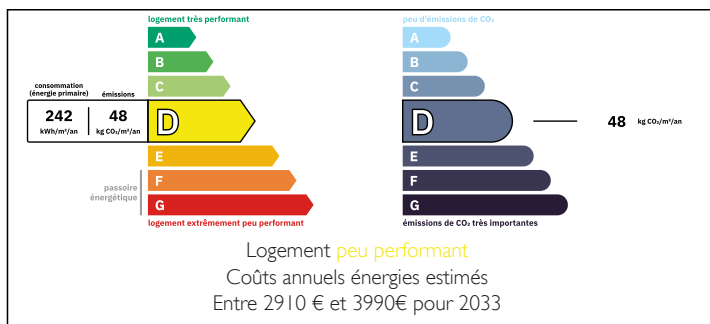
INFORMATION

Town:	Saint-Léger-sous-Beuvray
Department:	Saône-et-Loire
Bed:	6
Bath:	2
Floor:	168 m2
Plot Size:	167 m2

IN BRIEF

Village house divided into 2 apartments, one of which is rented out (income 400 euros per month). The house is located in an active village. From the house, you can walk towards Mont Beuvray, first passing through hedged meadows, breeding and foraging grounds for many birds, then through vast forests to the top, where the historical Celtic city of Bibracte once shone, known among other things because Julius Caesar stayed there in 52 BC and where there is now a museum and many excavations are ongoing. The village has a number of important primary facilities, such as a gas station, a bakery, and a small supermarket, but you will also find a hairdresser, a pharmacy, and two restaurants. In the summer, there are several markets and in the fall, the famous chestnut festival, with a huge fair. The apartment...

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

Village house divided into 2 apartments, one of which is rented out (income 400 euros per month). The house is located in an active village. From the house, you can walk towards Mont Beuvray, first passing through hedged meadows, breeding and foraging grounds for many birds, then through vast forests to the top, where the historical Celtic city of Bibracte once shone, known among other things because Julius Caesar stayed there in 52 BC and where there is now a museum and many excavations are ongoing. The village has a number of important primary facilities, such as a gas station, a bakery, and a small supermarket, but you will also find a hairdresser, a pharmacy, and two restaurants. In the summer, there are several markets and in the fall, the famous chestnut festival, with a huge fair. The apartment on the ground floor is rented and consists of a living room with a wood stove and open kitchen, two bedrooms, and a bathroom and toilet. The apartment on the upper floor consists of a large living room with a wood stove and open kitchen and 2 bedrooms. On the 2nd floor, there are another 2 bedrooms and a bathroom and separate toilet. Furthermore, the house has a piece of land behind the courtyard, where a vegetable garden can thrive. In short, a house with multiple possibilities

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