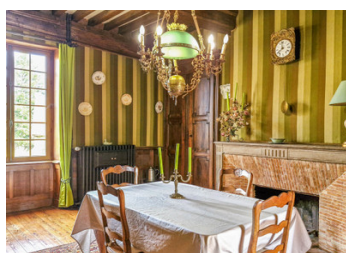
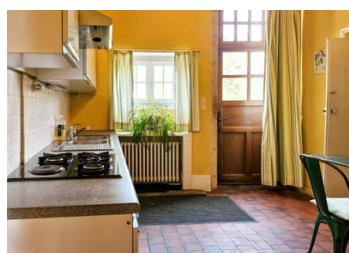


Beautifully maintained manor house with original features, independent guest house and outbuildings.



## INFORMATION

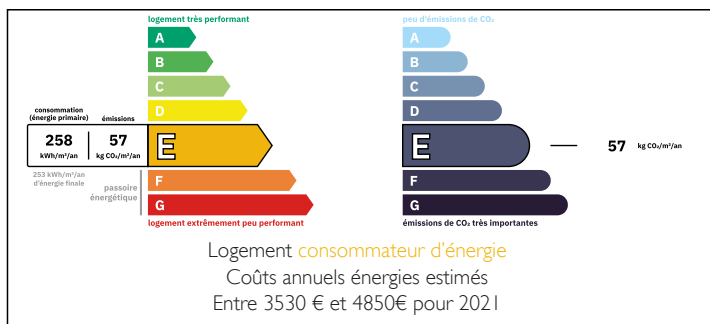
Town:	Génelard
Department:	Saône-et-Loire
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	1589 m2



## IN BRIEF

In the village of Génelard you will find this beautifully maintained manor house with original features including parquet flooring, fireplaces and a typical French ceiling in the dining room. In the village but set apart by its grounds, only 5 minutes' walk to the bakery and café. The outbuildings include an independent guest house, a garage, storage space and two vaulted cellars.

## 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 foncière: 1532 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

In the village of G nelard you will find this beautifully maintained 5-bedroom manor house with original features including parquet flooring, fireplaces and a typical French ceiling in the dining room. Two vaulted cellars one ideal for storing wine.

The ground floor has an entrance hall, salon with fireplace, dining room with fireplace, a kitchen, a further 2 reception rooms, a bathroom/laundry room and WC. Upstairs there is a large landing leading to 5 bedrooms, a bathroom and a separate WC. Gas central heating.

The independent guest house offers a commercial potential or extra accommodation for family and friends. It has its own kitchen, living room, bathroom, WC and a mezzanine bedroom.

The property is very private, set on a plot of 1,500m2 of walled gardens to the front and back. Plenty of room for parking including a garage and a car port.

In the village of Genelard you can find all the amenities for your day to day needs a bakery, butcher, post office, caf , tabac, chemist, hairdresser and there is a Sunday morning market. At the entrance to the village is the ecluse and the Halte nautique de Genelard, a lovely place to take a walk and enjoy the surrounding countryside and admire the boats.

Main house 230m2

Layout:

Ground floor

Entrance hall

Living room 27m2

Dining room 26m2

Kitchen: 13m2

Reception room 12m2

Reception room 16m2

Shower room

WC

1st floor

Hallyway

5 bedrooms 9m2, 12m2, 16m2, 20m2, 20m2

Bathroom with a bath and sink