

Priced to sell quickly, spacious renovated country property with great business potential 2 houses, 2 studios.



## INFORMATION

Town:	Saint-Didier-sur-Beaujeu
Department:	Rhône
Bed:	9
Bath:	6
Floor:	350 m2
Plot Size:	1800 m2



## IN BRIEF

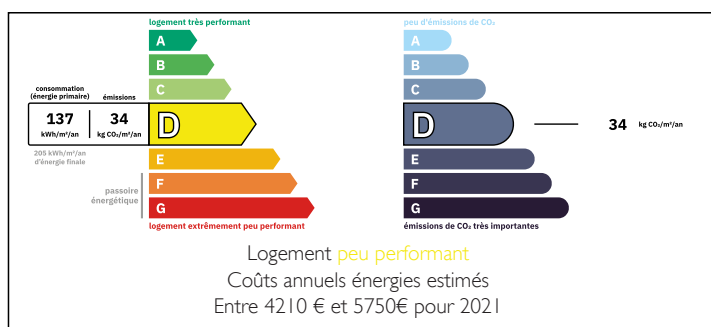
This property is priced to sell quickly, it has great business potential with spring summer season bookings already in.

Set in an idyllic setting the property comprises of a spacious 4-bedroom house to sleep 10, a second large 3-bedroom house to sleep 6 and 2 big studios, each to sleep 4. All recently renovated with taste to a high specification, making up a very profitable working business. With plenty of outside spaces, terrace, garden, pergola and swimming pool, to enjoy the surrounding vineyards and extensive views over the Beaujolais Vert and maybe sip a glass or two of local wine it's a great place to live and to holiday in.

The Beaujolais Vert is where the vineyards meet the forests, offering you the best of undulating countryside, forests and vineyards.

It's a wonderful place to live and...

## 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

There are two separate private driveways accessing the property. Previously a winegrower's house it is built on cellars in the Beaujolais style with outside stairs to the main entrance of the 3 bedroom house. Inside is a newly fitted and well planned kitchen with pantry, the kitchen opens onto the dining and living space which has a chimney and wood burner there is also central heating throughout the house via lovely high quality cast iron radiators. The back doors from the living area lead out to the covered, decked terrace, garden, swimming pool, pergola seating area, pétanque pitch and views of the surrounding countryside. A utility room, WC and shower complete this level. Upstairs there is a large hallway with plenty of storage space this leads to 3 bedrooms, a bathroom and separate WC. All the windows are double glazed and have remote controlled shutters. Underneath the house is a boiler room, the property has fuel central heating and wood burners. Next to this is a garage and across the courtyard is a large storage/workshop and a wine cellar. There is plenty of parking space at the entrance to the property and via the second drive that arrives on the other side of the property. The property is serviced by a micro-station.

### Business potential

When it comes to the business potential the property comprises of 2 houses, 3-bedroom and 4-bedroom (the 3 -bedroom house is described above) and...