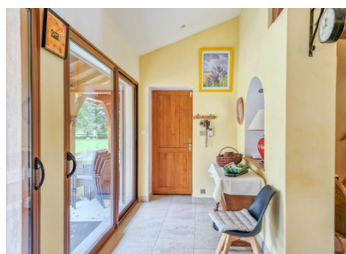


Beautiful country house, quiet location, geothermal heating, wells, 7300m2 land, outbuildings and maisonette



INFORMATION

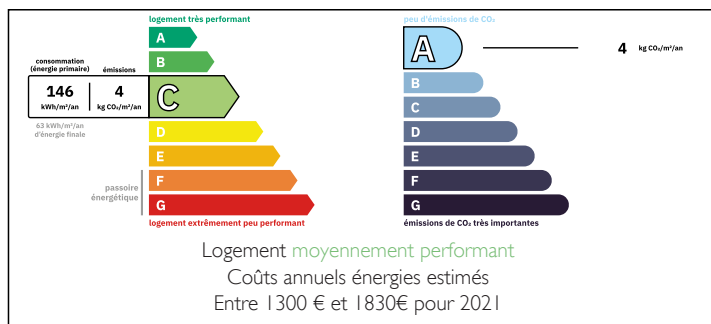
Town:	La Frette
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	189 m2
Plot Size:	7390 m2



IN BRIEF

A beautiful country house in a peaceful location on a plot of 7 300m2. Heated by a geothermic heating system this lovely property, built in the typical style of the Bresse Bourguignonne, is light and airy inside. Three bedrooms, one en-suite, with the potential to create a fourth with en-suite, a workshop, wine cellar, double garage and separate maisonette. Gardens and kitchen garden, heated swimming pool, ready to move into.

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.



DESCRIPTION

This beautiful country house is in a peaceful location on a plot of 73002m. Heated by a geothermic heating system with underfloor heating on the ground floor and radiators upstairs, this lovely property, built in the typical style of the Bresse Bourguignonne, is light and airy inside.

On the ground floor there is a large living room with a terrace facing the garden, the large double glazed sliding windows have electric shutters and there is an awning over the terrasse. The kitchen dining room is fully equipped and leads to the utility room and WC the stunning parental suite with dressing room and bathroom with spa bath, walk in shower and WC completes the ground floor.

Upstairs the large mezzanine leads to 2 bedrooms and a shower room, WC and there is a loft space ready to be converted into a large en-suite bedroom.

The property has a double garage, a workshop and a wine cellar. Outside there is a functioning well to the front of the property and behind the property there is a heated swimming pool 5x10m2 with its technical shed and solar powered shower.

The garden is landscaped with many trees and mature borders, there is an arbour with seating and a BBQ area. At the end of the property is a huge hanger for storing garden equipment a second well and a kitchen garden, the land is enclosed and very private with no near...

LOCAL TAXES

Taxe foncière: 993 EUR

Taxe habitation: EUR

NOTES