

Charming Farmhouse with Historical Vineyard and Scenic Views



INFORMATION

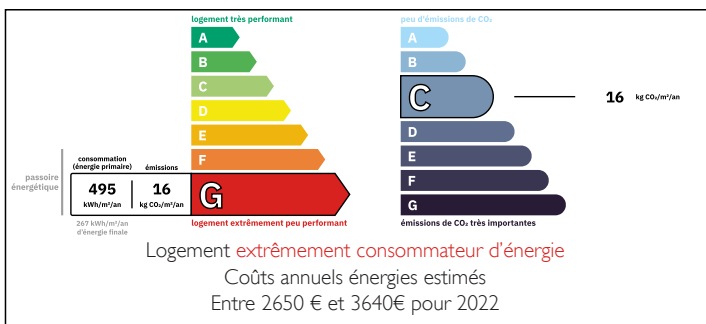
Town:	La Motte-Saint-Jean
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	81 m ²
Plot Size:	5000 m ²

IN BRIEF

Entrance hall
living room with open kitchen
laundry room
shower room
2 bedrooms
Odl winery with cave
barn
woodshed
5000 m² of land



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

Nestled in a peaceful hamlet near Digoin, this beautiful farmhouse offers an enchanting blend of rustic charm and potential. Perfectly located along a quiet road, this property provides easy access to all amenities, including a train station with connections to Le Creusot and the TGV.

The farmhouse features a spacious living room with an open kitchen, two cozy bedrooms, a bathroom, and a laundry room, all conveniently located on the ground floor. The property boasts several outbuildings and barns, as well as a genuine wine cellar with historic wine barrels, an old press, and a large fermentation barrel. The attic offers additional usable space. The house is habitable and could be extensively extended by utilising the upstairs space. The fosse is non-conforming but works perfectly well.

The farmhouse sits on a generous 5000m² plot of flat, fully enclosed land, surrounded by hedges and meadows where the regional Charolais cows graze. Enjoy breathtaking views of the surrounding hills from the terrace with sensational sunsets. The property is safely situated on a hill, eliminating any risk of flooding from the nearby Loire River. The neighborhood is quiet with minimal traffic, offering a serene and tranquil living environment.

This is an excellent project for a DIY enthusiast looking to create their dream home. Don't miss out on the opportunity to own a piece of history with endless possibilities!

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

LOCAL TAXES

Taxe habitation: EUR

NOTES