

Priced to sell this character bressane farmhouse has 3 bedrooms and is in a quiet location



## INFORMATION

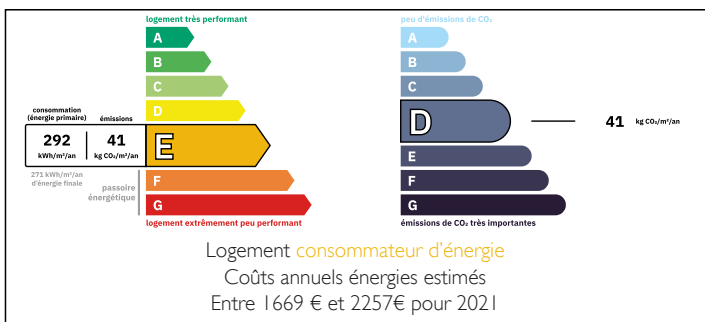
Town:	Romenay
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	124 m2
Plot Size:	908 m2

## IN BRIEF

In the lovely countryside of Romenay is this character Bressane style property with 3 bedrooms, one on the ground floor, fitted kitchen, lounge with fireplace, an office room, a shower room and 2 separate WCs. There is a large veranda giving views to the garden and the countryside beyond. Upstairs there is further space in the attic for development and outside spacious outbuildings



## 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

In the beautiful peaceful, countryside of Romenay is this character Bressane style property with half-timbering built in 1850 and giving 124m<sup>2</sup> of living space. With 3 bedrooms, one 17m<sup>2</sup>, on the ground floor, a fitted kitchen 9m<sup>2</sup>, a bright lounge room 22m<sup>2</sup>, with fireplace, an office room 13m<sup>2</sup>, a shower room and separate WC and a large veranda 13m<sup>2</sup>, giving views to the garden and the countryside beyond. Upstairs are 2 more bedrooms and a WC. Space in the attic for further development.

Outside to the front is a well, and two large outbuildings with electricity connected. A shelter affords shade from the sunshine and could be used as a car port or an outside shaded space.

To the back of the property are further outbuildings, a wine cellar, an outdoor kitchen/BBQ and bread oven and garden storage. The property is fenced and private there is a new septic tank, installed in 2024.

There is space here for working from home and the 2 outbuilding to the front afford ample space for a workshop or hobbies. There is also the possibility to develop these into separate gites if you are looking for an extra income.

Plenty of parking space in front of the property or you could use one of the barns or the shelter for covered parking. The property is accessed via an electric gate.

PVC door frame - 2021 and the windows have been recently renewed with double...