

## Farmhouse with barn

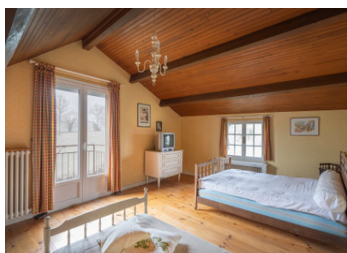


## INFORMATION

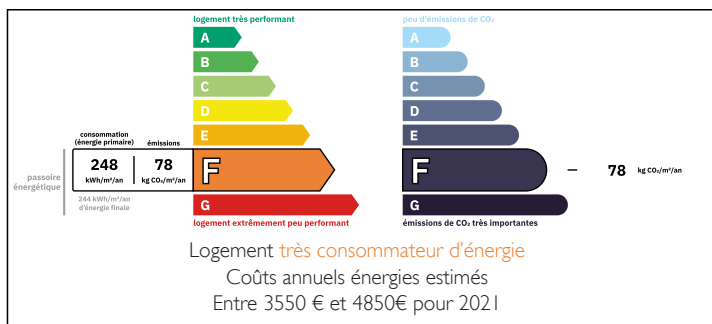
Town:	Cuzy
Department:	Saône-et-Loire
Bed:	4
Bath:	1
Floor:	182 m2
Plot Size:	54102 m2

## IN BRIEF

Old farmhouse with the possibility of creating a small adjoining gîte. Large barn and nice garden. The meadows and barns are rented to a farmer.



## 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 house itself was built in 1948 and has been modernised in some areas over the years. Partly double glazed. On the ground floor you enter an open kitchen through the hall. While you are doing the dishes, you can enjoy a fantastic view. Adjacent is the living room with patio doors to the terrace. On this floor there is also a bedroom and a toilet. Through another entrance you enter an extra kitchen with adjoining living room and bedroom. There is currently no bathroom on the ground floor. On the first floor there is a large landing, 2 large bedrooms, 1 with a balcony. And a bathroom with bath, sink, toilet and bidet. The outdoor space is lovely, with terrace, garden. Close to Luzy, a very nice village with several restaurants, supermarkets and other shops.

Please note; the meadow and the barns / stables are currently rented out and in use by a farmer. This is a long-term contract. It is also possible to discuss the purchase of only these parts (with a farmer's lease) or only the house, with barn and garden.

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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