

OFFER ACCEPTED-Stunning winemakers property beautifully restored



INFORMATION

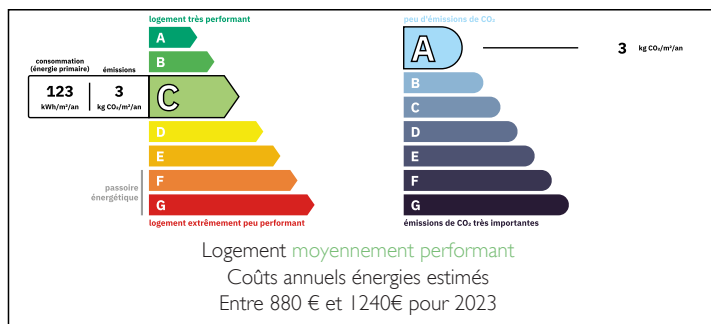
Town:	Davayé
Department:	Saône-et-Loire
Bed:	5
Bath:	3
Floor:	230 m2
Plot Size:	1186 m2

IN BRIEF

Stunning stone property set in an attractive winemaking village, surrounded by vineyards and expansive views. This property has been extended and modernised to high specifications to create a superb modern home with an "A" energy certificate. Consisting of a huge open plan kitchen, dining and living area and a sitting room, 3 bedrooms and 3 bathrooms, the ground floor bathroom with WC is suitable for wheelchair access. Upstairs is a large mezzanine and access to the huge terrace with stunning views over the vineyards. On a plot of over 1,000m2 the property offers great business potential as there is a second house that has been renovated with new doors and windows, it could make a great guest house or rental property. This house consists of a kitchen, a living room, 2 bedrooms, a bathroom and WC.



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

Set in an attractive winemaking village, surrounded by vineyards and expansive views. This beautifully restored stone house has been extended and modernised to create a superb modern home.

On the ground floor there is a huge fully fitted open plan kitchen-dining-living area with beautiful stucco walls, exposed beams and large French windows on both sides letting in light and opening onto the garden, a sitting room with exposed stone walls and a shower room and WC that is wheelchair accessible. A central, stunning bespoke staircases leads upstairs to a large mezzanine, the master bedroom has bespoke built in wardrobes with matching headboard and bedside tables, a separate WC and a shower room that has bespoke cabinets. From the master bedroom is access via French windows to the large terrace allowing stunning views over the vineyards and the surrounding countryside. Imagine waking up and taking your morning beverage overlooking the vineyards and the world heritage site of the Rock of Solutré, or in the evening sipping a glass of local wine as the sun sets. There are 2 further bedrooms, both with fitted wardrobes and they share a central bathroom which has double sinks and a WC. The mezzanine is big enough to create a second sitting room with French windows to the terrace. The whole property has been developed to a very high specification, the architect has used the space and light to create a spacious, modern, comfortable home.

"A" energy certificate, awarded...