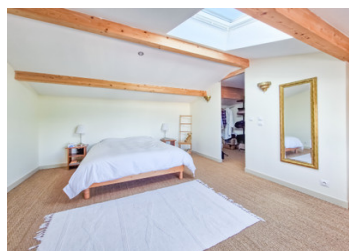


Beautifully restored stone property in the romantic village of Saint Amour Bellevue.



## INFORMATION

Town:	Saint-Amour-Bellevue
Department:	Saône-et-Loire
Bed:	10
Bath:	8
Floor:	345 m2
Plot Size:	2058 m2

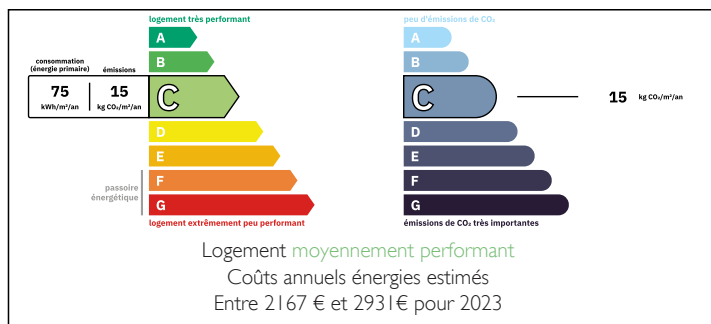


## IN BRIEF

This unique property, set in the charming wine village of Saint Amour Bellevue, in the heart of Beaujolais, offers space and open views towards Mont Blanc.

The main property is an extensive house with a large open plan kitchen and dining room, 2 huge living spaces, 4 bedrooms, 2 bathrooms, 3WCs and a 25m2 roof terrace looking over the vineyards and the Saone valley towards Mont Blanc. In addition, there is a 1-bedroom studio with separate entrance and a separate cottage divided into 2 gites, with independent entrance and offering 5 bedrooms. A swimming pool, a relaxation area a garage and parking for 5 cars all set in grounds of 2,058m2.

## 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

The main house is a stone-built winemakers' property dating from about 1800, it has been restored with taste and quality fittings to create a comfortable family home with a large fully equipped kitchen/dining room and a downstairs living room. On this floor you will also find an office/bedroom, a utility/technical room with sauna, a WC and a separate cloakroom on this level there is access to the downstairs terrace and BBQ area. Upstairs are 4 bedrooms, the master suite has a walk-in dressing room and a large bathroom with bathtub, shower and WC, there are 3 further bedrooms that share the second bathroom that has a bathtub and a shower, and an independent WC, all the rooms have views. There is also the second large open living space with views from every window and access to the roof terrace where you can sip your glass of Saint Amour and take in the lovely views surrounding the property.

This property is ideal for a large family as a permanent or holiday home, it also has the benefit of being laid out as a potential holiday rental business with the luxury of a swimming pool and a relaxation space. Situated in a sought-after village with easy access to transport links and in a region that attracts a variety of visitors from those interested in wine tasting to cycling, walking or hiking. It is also within easy reach of many roman churches and other...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES