

Beautiful complex of farm with outbuildings on a site of more than 4 hectares



## INFORMATION

Town:	Cressy-sur-Somme
Department:	Saône-et-Loire
Bed:	2
Bath:	2
Floor:	145 m2
Plot Size:	44184 m2

## IN BRIEF

House:

ground floor:

entrance hall 11m2

kitchen 15m2

bedroom 15m2

living space 24.5m2

living room 30m2

sanitary space 16.5m2 (bathroom, toilet, laundry)

1st floor

1 bedroom of 27m2

attic space 75m2

separate toilet

Bathroom with shower and sink

Cellar 29m2

Barn 270m2

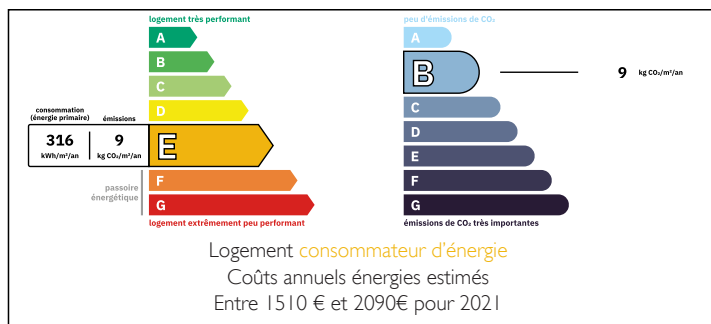
Garage 25m2

Outbuildings and stables

Land of 44.184m2



## ENERGY - DPE



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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

Beautiful old farmhouse with stables and more than 4ha of land.

Located on the edge of a quiet rural village of 180 inhabitants, we find this farm with stables and outbuildings. The house has been partially restored. There is a new roof on the house (not yet insulated) and it has new PVC windows, double glazed. There is partly new plumbing and electricity. New concrete floors were poured in part of the house. The basement also received a new concrete floor with facilities for water drainage. The house thus offers a beautiful base for a handyman to transform it into a beautiful house in a dream location. Great location with no direct neighbours and stunning views of the hills all around, this could really be converted into a dream place to live.

Currently, there are the following rooms available in the house:

- Ground floor:

Entrance hall / Kitchen / 1 bedroom / living room with fireplace / large room with access to the terrace / bathroom with shower and double sink / laundry room / separate toilet / technical room

- 1st floor:

A room of 27m<sup>2</sup> / a large convertible attic of 75m<sup>2</sup> with a door to the external staircase / separate toilet / bathroom with shower and double sink

- Outbuildings:

Basement of 29m<sup>2</sup> accessible by an external staircase / large barn of 270m<sup>2</sup> / Garage 25m<sup>2</sup> / Wood storage / Stable with old bread oven still in good condition / several sheds and outbuildings.

- Land: 44,184m<sup>2</sup> including a part...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES