

Burgundy house in the Historic Village of Semur en Brionnais



INFORMATION

Town:	Semur-en-Brionnais
Department:	Saône-et-Loire
Bed:	6
Bath:	4
Floor:	220 m ²
Plot Size:	909 m ²



IN BRIEF

Ground floor.

Entrance hall 16m²

Living room 20m²

Kitchen 18m² with pantry (2m²)

Dining room 29m²

Office 8m²

Bedroom 1: 22m² with shower room 5m²

Toilet 2m²



1st floor

Bedroom 2A 17m² with shower room 5m²

Bedroom 2B 12m²

Bedroom 3: 21m² with bathroom 7m²

Bedroom 4: 11m² with bathroom 5m²

Office/bedroom 5 25m²

Dressing room, little attic

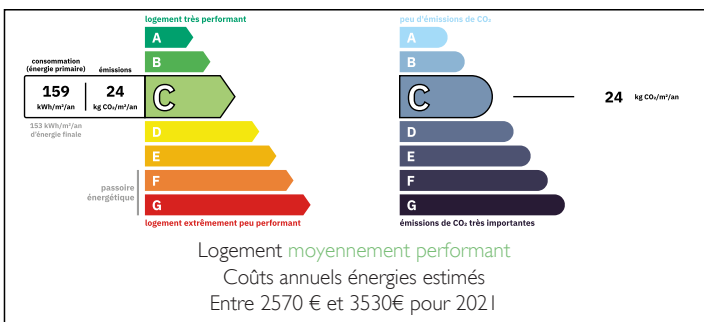


cellar

1 garage attached to the house

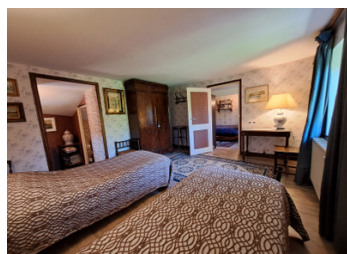
1 outbuilding 60m² + 16m² mezzanine includes

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

Large house completely restored in southern Burgundy, bed and breakfast since 2014 in the historic town of Semur en Brionnais, Cluniac site in the center of the circuit of great Romanesque churches, classified among "The Most Beautiful Villages of France"

In this tourist setting, the guest house is open all year round, its activity could be continued by buyers who would like to do so.

This beautiful house located in a very quiet environment, embellished with a wooded plot entirely enclosed by walls, with two wells for watering, can also be by the comfort of its equipment, be suitable for a large family: town gas, mains drainage, fibre optics.

The house has two levels:

On the ground floor:

The entrance hall (16m²), where there is a beautiful oak staircase with its wrought iron railing, leads to a living room (20m²) on its left with two windows, with oak parquet flooring, an antique fireplace (decorative) and woodwork around the wall.

On the right, there is a bedroom (22m²) with a shower room with window (5m²) shower, toilet, sink. The spacious room has two windows, one of which opens onto the walled inner garden.

Opposite, a small hallway where there is a toilet on the right with sink and washing machine connections. On the left is the access door to the cellar, where the condensing boiler running on town gas is located. Opposite the access to the living/dining room (29m²) featuring a beamed ceiling and decorative cement...

LOCAL TAXES

Taxe foncière: **243 EUR**

NOTES