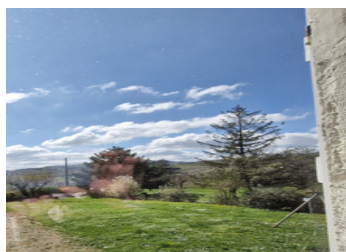


**OFFER ACCEPTED-** two bedroomed house situated in a lovely winegrowing village



## INFORMATION

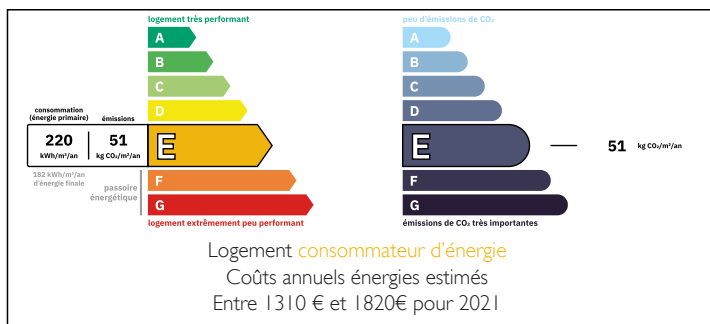
Town:	Davayé
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	78 m2
Plot Size:	462 m2



## IN BRIEF

Situated in a quiet winegrowing village and a stone's throw from Mâcon and the river Saône with all its water sports and leisure facilities. It has been renovated with new doors and windows, it would make a great home, guest house or rental property. Accessed via a glass-frame staircase with a small veranda it offers a large kitchen-dining room, a living room, 2 bedrooms, a bathroom and WC plus substantial cellars to renovate.

## 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

A typical winegrowers house that has had some recent improvements made with new doors and windows. Situated in a quiet village near to Mâcon and the river Saône. The property is accessed via a glass-framed staircase with a small veranda leading to the large kitchen-dining room. From here is a separate living room, there are 2 bedrooms, a bathroom and WC. The heating is from fuel powered radiators, with storage in the cellar under the property. This house has great business potential as a rental property or guest house. Built on cellars there is also a huge potential to extend the house by developing the huge hanger into more rooms or gites.

Outside the garden is grassed with some trees and shrubs. There is a small stone-built storage hut, a well and wine cellars.

Estimated average amount of annual energy expenditure for standard use, based on energy prices for the year 2021: between 1310 € and 1820 €.

### Nearby

In the village just a few steps away you will find a Tabac-depot pain and a restaurant/Pizzeria. The nearest supermarket and other shops are about 3km away. It is a active village that offers many events for those who wish to be part of the village life.

The village offers schooling for infants and juniors with a collection by bus nearby. For older student there are secondary schools in Macon.

Many winemakers and wine tasting available nearby, it is a popular area for walking...