

Country house with 2 bedrooms, living room, kitchen, basement, cheds, garden.

## EXCLUSIVE



## INFORMATION

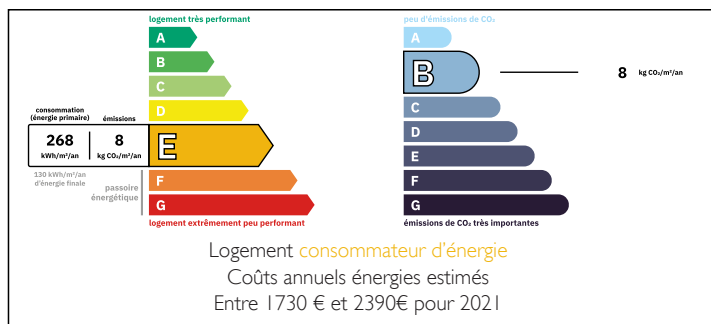
Town:	Issy-l'Évêque
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	90 m2
Plot Size:	2366 m2

## IN BRIEF

Ground floor:  
entrance hall, 3m2  
living room, 44m2  
kitchen, 10m2  
shower room, 3,5m2  
laundry room; 2,5m2  
1st floor: 2 bedrooms; (2x11m2)  
cellar with workshop 13m2, playground 25m2 and  
summer kitchen 18m2  
dovecote 3m2  
garage; 24m2  
courtyard and garden; 2366m2  
well.

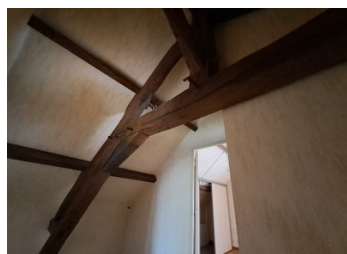


## ENERGY - DPE



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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.



## LOCAL TAXES

Taxe habitation: EUR

## NOTES

## DESCRIPTION

Beautiful rural house with large garden and outbuildings.

Large living room with beautiful old flooring. In the living room is a wood burning stove and electric heating is also provided. This spacious room has several double glazed windows and the front door is also in this room. From the dining room there is a service hatch to the kitchen.

The kitchen is located at the back of the house. A small, sturdy oak kitchen, but well equipped. There is a dishwasher, cooking is done on an induction stove. There is an extractor hood. Behind the kitchen is the laundry room with connection for the washing machine.

From the kitchen we enter the bathroom. The bathroom has been recently renovated and has a walk-in shower, a beautiful modern sink with large mirror and a wall-hung toilet.

From the living room we can take a wooden staircase to the 1st floor. There are 2 bedrooms under the roof. Both have build-in cupboards. Upstairs there is also a 2nd yo with sink.

The house has a basement. Here we find a summer kitchen with the hot water tank. There is a workshop and a large room with patio doors to the garden, which was once used as a children's play area.

In the beautiful large garden there are some outbuildings. There is the garage, the dovecote, a shed and a woodshed.

All this on a plot of 2366m2 with trees for shade, a large concrete terrace next to the house. A courtyard where...