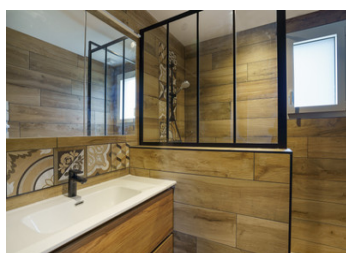
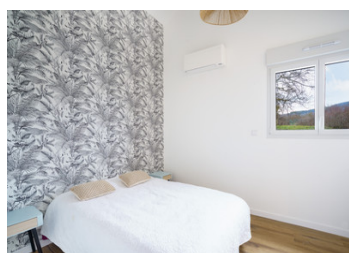


Exceptional property with spectacular views in a sought-after location 206m2 including a separate guest house



## INFORMATION

Town:	Solutré-Pouilly
Department:	Saône-et-Loire
Bed:	5
Bath:	3
Floor:	206 m2
Plot Size:	1500 m2



## IN BRIEF

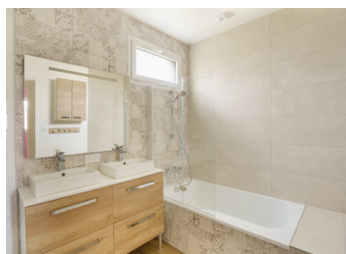
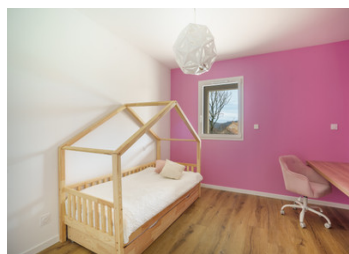
An exceptional property with spectacular views in a sought-after location. Newly built house, 206m2, 5 bedrooms, one on the entry level. Set on a plot of 1,500m2 with space for a swimming pool. Double garage and separate 1 bedroom guest house.

## ENERGY - DPE

Logement économe		Faible émission de GES	
≤ 50 <b>A</b>	46	≤ 5 <b>A</b>	1
51 à 90 <b>B</b>		6 à 10 <b>B</b>	
91 à 150 <b>C</b>		11 à 20 <b>C</b>	
151 à 230 <b>D</b>		21 à 35 <b>D</b>	
231 à 330 <b>E</b>		36 à 55 <b>E</b>	
331 à 450 <b>F</b>		56 à 80 <b>F</b>	
> 450 <b>G</b>		> 80 <b>G</b>	
Logement énergivore		Forte émission de GES	

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

An exceptional property with spectacular views in a sought-after location. 206m<sup>2</sup>, 5 bedrooms including a separate guest house.

This newly built house, of 206m<sup>2</sup>, in Solutré Pouilly with panoramic views over the Grand site de la Roche de Solutré is for sale. A stunning modern property with 5 bedrooms including a separate 1-bedroom guest house. A beautiful family home or holiday home.

You will be seduced by the well thought out design and all the modern comforts. The entry level opens into a huge living room with open kitchen. With windows on three sides the natural light floods into the room and offers unparalleled views over the Roche de Solutré and the Mâconnais hills, and over the Saône plain. French windows open onto a large terrace of about 150m<sup>2</sup> which offers another area for entertaining where you can dine or sit and enjoy the outdoors with friends and family.

On this level you will also find an entrance hall with a cloakroom, a pantry, a WC and the master bedroom with en-suite dressing room and bathroom. There is a bespoke staircase that leads to an office/TV area with a suspended net that overlooks the living area.

A staircase leads to a lower level where you will find 3 large bedrooms, a bathroom with bathtub, a separate WC and a laundry room.

Set on a plot of 1500m<sup>2</sup> there is a pool area, a shower room with WC, a cave and area for the pool equipment,...