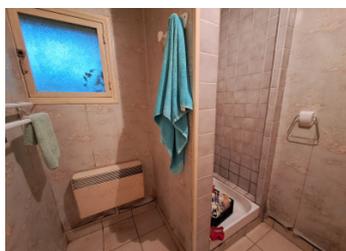


Farmhouse with living house, barn, stables, yard and garden. Well.

EXCLUSIVE



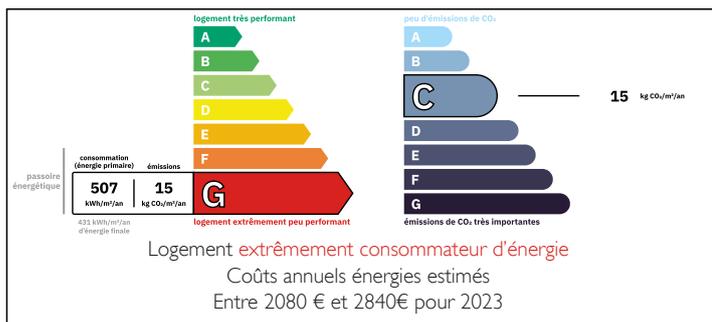
## INFORMATION

|             |                |
|-------------|----------------|
| Town:       | Grury          |
| Department: | Saône-et-Loire |
| Bed:        | 2              |
| Bath:       | 1              |
| Floor:      | 75 m2          |
| Plot Size:  | 1200 m2        |

## IN BRIEF

Kitchen 23m2  
Living room 24m2  
Bedroom 16m2  
Room 6m2  
Shower room 6m2  
Separate toilet  
Cellar 25m2  
Attic 2x11m2  
Garage 17m2  
Stables and outbuildings  
Land 1200m2  
Well

## 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.



## DESCRIPTION

Beautiful ensemble of buildings. Residential house with multiple barns and outbuildings. Beautifully located on an unpaved road in the middle of the fields with a nice view over the rolling hills.

The house and the outbuildings could use some love. In recent years, everything has been a bit less well maintained, and that has left its mark. The roof of the house is in good condition. It has been renewed. But it is not yet insulated. The walls are very thick and sturdy, but also not insulated. There is no double glazing yet. Windows and doors need to be replaced. There is one bathroom in the house, but it is also outdated and needs to be replaced. In the kitchen, there is only a wood-burning stove and an old sink. So also take into account the installation of a new kitchen. In the kitchen and one of the rooms, there is a beautiful old floor. The ceilings still have those lovely old beams. It gives the house its character..

There is a beautiful flat piece of land of about 1200m<sup>2</sup>. Part of it is meadow, part of it is vegetable garden, and another part is a nice courtyard between the house and the barns, so there is enough space to maneuver with a car.

The whole is beautifully situated among the fields. About 100 meters from the back of the house, there are a few houses grouped together. But these do not overlook the garden of the..

## LOCAL TAXES

Taxe habitation: EUR

## NOTES