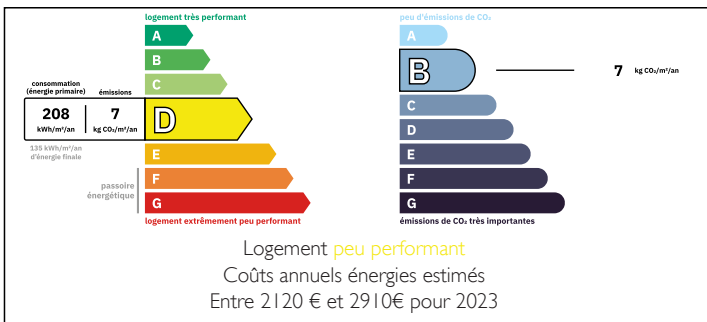


House with: Living room, 3 bedrooms, dressing, 2 bathrooms, Kitchen, storage place, Toilet, laundry, outbuildings

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Saint-Aubin-sur-Loire
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	131 m ²
Plot Size:	3587 m ²

IN BRIEF

Ground floor:
Living room
Kitchen
Laundry room
Separate toilet
Bedroom 1
Walk-in closet
Bathroom 1

1st floor:
Bedroom 2
Bedroom 3
Bathroom 2
Lounge
Closets

Exterior:
Plot of 3587m² (partly constructible)
Heated swimming pool of 32m²
Carport

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 house completely renovated with nice views of the Loire Valley. The house is very high from the river, so there is no risk of flooding.

Located on the outskirts of the village, on a very quiet street where only local traffic passes. The house has a front garden and is therefore located a little off the street. In front of the house, on the other side of the street, is another plot of 1857 m² included in the sale. Around the house is a garden of 1730 m².

The house consists of: On the ground floor:

A living room with a white beamed ceiling. A very bright space thanks to the two large windows at the front and the glazed front door, which allows you to have a beautiful view of the Loire from the living room. And a large window on the side too. So a nice bright living room. This room is heated with a wooden insert and there is also a heat pump. The heat pump provides heat in winter and coolness in summer. The built-in fireplace blows heat throughout the house by means of grilles in the rooms on the 1st floor and in the bathroom on the ground floor. In the living room there is also electric underfloor heating. There is a connection for TV in this room.

The kitchen:

Again, the space is very bright thanks to numerous windows above the work surface, a double glass door at the back...

LOCAL TAXES

Taxe habitation: EUR

NOTES