

Beautiful characteristic house with a swimming pool



INFORMATION

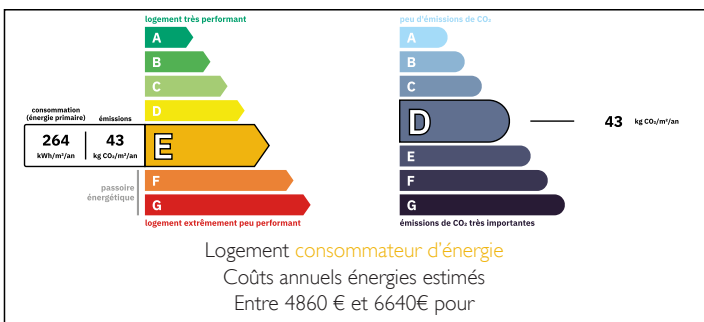
Town:	Saint-Firmin
Department:	Saône-et-Loire
Bed:	5
Bath:	3
Floor:	248 m ²
Plot Size:	1470 m ²

IN BRIEF

Distinctive 232 m² L-shaped house with stunning views, featuring four bedrooms, two living rooms, a kitchen with dining area, and high-quality renovations. The property includes a 66 m² garage with vaulted wine cellar, a low-maintenance garden, a heated 8 x 4 m pool, and a new terrace, all on a 1,470 m² plot offering privacy and tranquility.

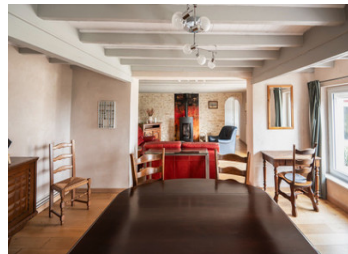
Additional features include a separate studio with bathroom and attic bedroom, an upper floor with three bedrooms and a large bathroom with jacuzzi, and gas central heating throughout. Ideal for families or those seeking a characterful home in a peaceful rural setting close to town amenities.

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

Charming and distinctive house offering 232 m² of living space with stunning views. The property includes a separate 66 m² garage with a wine cellar, as well as a low-maintenance garden featuring a heated 8 x 4 m swimming pool and a brand-new terrace. Set on a 1,470 m² plot, it provides privacy and tranquility while being just 10 minutes from all town amenities.

Property Overview:

The house has an L-shaped layout, a kitchen with a dining area in the veranda, two living rooms, and four well-proportioned bedrooms. Key features include its rural location, peaceful surroundings, characterful design with spacious living areas, high-quality renovation and furnishings, a beautiful private pool, a large new terrace, a spacious garage, and a stunning vaulted wine cellar.

LOCAL TAXES

Taxe habitation: EUR

Ground Floor:

Hall of 5 m² with toilet and meter cupboard.

Spacious kitchen of 19.5 m².

Utility room housing the gas boiler.

Veranda of 18 m² serving as a dining area.

Dining room of 22 m².

Generous 46 m² living room with wood-burning stove.

Bedroom of 12 m² with shower and wardrobe.

Veranda of 31 m² converted into a comfortable TV/lounge area with pellet stove.

An attached small building next to the veranda has been converted into a studio with its own entrance, including:

15 m² space suitable for an office or similar use.

Bathroom.

10 m² attic bedroom.

Upper Floor:

Three bedrooms measuring 14 m², 16 m², and 13

NOTES