

3 Bedroom Country house near Autun on the Edge of the Morvan with stables and land for horses.

EXCLUSIVE



## INFORMATION

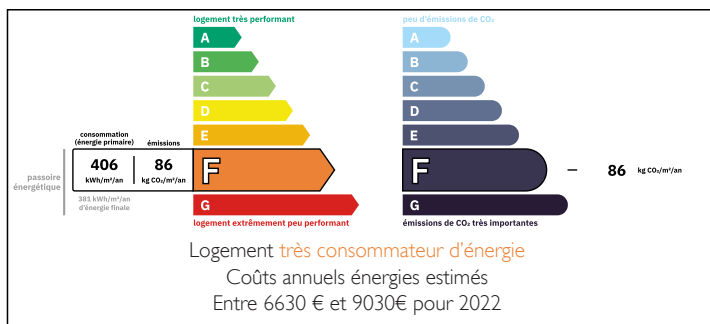
|             |                |
|-------------|----------------|
| Town:       | Barnay         |
| Department: | Saône-et-Loire |
| Bed:        | 3              |
| Bath:       | 2              |
| Floor:      | 167 m2         |
| Plot Size:  | 3884 m2        |

## IN BRIEF

3 Bedroom country property conveniently located in between Autun and Arnay Le Duc. Spacious grounds with fruit trees, vegetable garden and a field and 2 stables for horses. Converted to accommodate persons with disabilities with a downstairs bedroom with wet-room.



## 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.



## LOCAL TAXES

**Taxe foncière: 256 EUR**

## NOTES

## DESCRIPTION

The property nestles on the edge of the Morvan Regional Park in between Autun and Amay de Duc, just half an hour from the A6 Motorway.

The property offers a spacious interior with 3 bedrooms, 2 bathrooms and separate W.C. A bedroom and a wheelchair-friendly wet room are situated on the ground floor.

A spacious kitchen diner with separate utility area and very large lounge with a fireplace and wood burning stove complete the ground floor.

The first floor currently opens into a huge room previously used as a library and reading area which leads to 2 further bedrooms, one of which with a private balcony.

There is a garage and workshop, storage sheds and stables for 2 horses as well as off-street parking for at least 5 cars.

The grounds include a sprawling garden with mature fruit trees and vegetable garden. Wrapped around all this is a 3000m<sup>2</sup> field which has been used for many things from grazing the horses to hosting the local car boot sale.

The towns of Autun and Arnay le Duc have absolutely everything including: Hypermarkets, railway station, supermarkets, hospitals, doctors, vets, banks, post office, all positioned around a beautiful and lively town squares with many restaurants and bars to choose from.

The property is habitable but will definitely benefit from some modernisation and decoration.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>