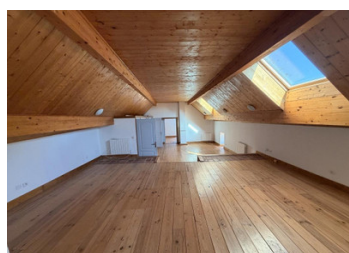
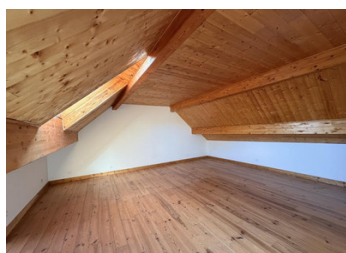


Renovated large farmhouse with barn and outbuilding. Stunning landscape with 9500m2 of land in the



## INFORMATION

|             |                        |
|-------------|------------------------|
| Town:       | Colombier-en-Brionnais |
| Department: | Saône-et-Loire         |
| Bed:        | 3                      |
| Bath:       | 2                      |
| Floor:      | 250 m2                 |
| Plot Size:  | 9500 m2                |



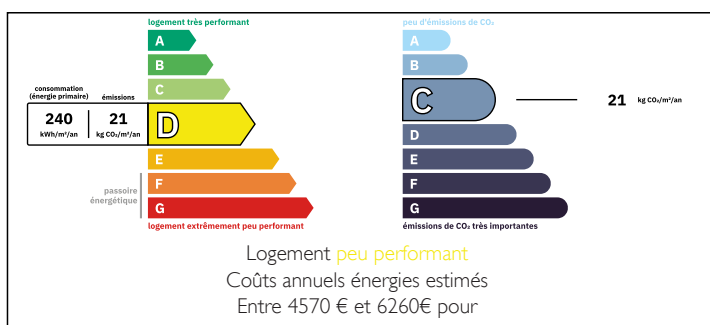
## IN BRIEF

Beautifully renovated 250 m<sup>2</sup> farmhouse, peacefully located between Charolles and La Clayette, set on 9,500 m<sup>2</sup> of land. Arranged around an inner courtyard, the property includes a stone house, a large barn, a spacious attic and several outbuildings, including a covered terrace.

The house offers generous living spaces, with a large kitchen, several bright living areas, two bedrooms, two shower rooms, plenty of storage and the possibility of creating an additional bedroom on the ground floor. A vaulted cellar completes the property.

Heating by electricity, gas and wood. A charming property offering numerous possibilities for further development.

## 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

In the heart of the historic sites of Charolles and La Clayette, you will find this beautiful renovated farmhouse, ideally situated in the countryside, offering 250 m<sup>2</sup> of living space. The property includes a large stone barn, a spacious attic and a small outbuilding, part of which provides a covered terrace for relaxing. The buildings are arranged in a U-shape around an inner courtyard. The old stone house is situated approximately in the centre of the 9,500 m<sup>2</sup> plot.

You enter the house through the large kitchen, which also features the staircase leading to the first floor and a wood-burning stove. From the kitchen, you access a dining room, a living room and a large, bright living area. The ground floor also includes a large shower room, a toilet, storage spaces and the possibility of creating an additional bedroom.

Upstairs, there is a large central landing area with a shower room, a storage room and a toilet. This leads to a very spacious master bedroom and, on the other side, another bedroom. The extensive use of wood creates a wonderfully spacious atmosphere.

Part of the house is built over a vaulted cellar. The large barn and outbuildings offer a variety of possibilities for further use or development. The house is heated by electricity, gas and wood.

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

## NOTES