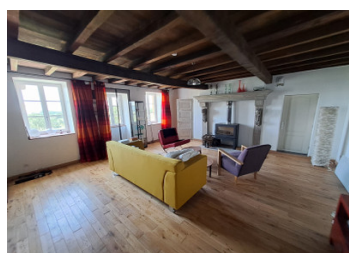


House comprising living room, kitchen, 2 bedrooms, 2 bathrooms, office, outbuildings. Fields.

EXCLUSIVE



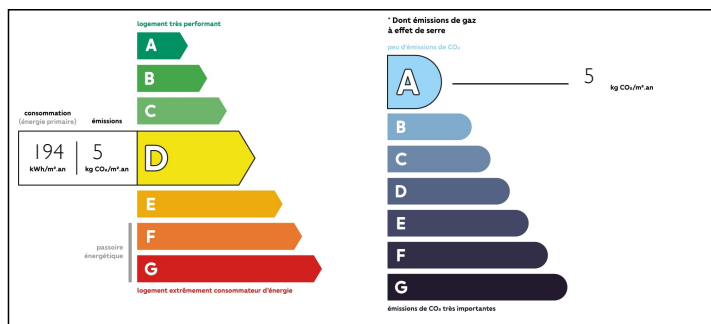
INFORMATION

Town:	Issy-l'Évêque
Department:	Saône-et-Loire
Bed:	2
Bath:	2
Floor:	167 m2
Plot Size:	12603 m2

IN BRIEF

Very nice house, completely renovated with taste. Quietly located in the countryside, with panoramic views all around. living room with fireplace and wood stove 34m2 bedroom on ground floor 16m2 Bathroom ground floor with shower and sink 4.5m2 separate toilet Kitchen 15m2 Office / music room 20m2 separate entrance hall for 1st floor 8m2 2nd living space on 1st floor 42m2 bathroom on 1st floor 4m2 Bedroom 1st floor 9m2 Cellar 12m2 about 100mé Barns Land of 1ha 26 are

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

Through the entrance hall you enter the spacious living room with beautiful ornamental fireplace with wood stove. This is a very bright space with panoramic views over the hills. Parquet floor and beautiful beamed ceiling.

Beautiful new wooden kitchen with all amenities. Induction fire, electric oven, dishwasher, refrigerator. Extra boiler of 10 liters in the cupboard under the sink. Red tomettes floor. White wooden beamed ceiling.

The bedroom on the ground floor is located next to the bathroom and the separate toilet. All accessible via small stairs.

Via a beautiful wooden staircase in the utility room you reach the mezzanine upstairs which is now used as a music room / office. A beautiful room under roof with velux windows. Here the old stone wall is still beautifully visible. Parquet floor.

From here you enter the 2nd part of the house that can be completely closed and could therefore serve as a guest house. The guesthouse also has its own entrance from the outside.

The guesthouse:

entrance hall of 8m² with velux window.

Bathroom of 4m² with shower, toilet and sink.

Bedroom under roof 9m²

Living room under roof with beautiful old beams and velux windows. This turns into the newly built veranda that gives immediate access to the backyard and from which you have a beautiful view of the surroundings. Beautiful spacious (42m²) and bright living space with beautiful panoramic views.

Under the house is a cellar that can be accessed from the outside. In the basement of 12m² is water and...

LOCAL TAXES

Taxe foncière: 450 EUR

NOTES