

OFFER ACCEPTED Gorgeous country cottage, in a beautiful rural setting.

## EXCLUSIVE



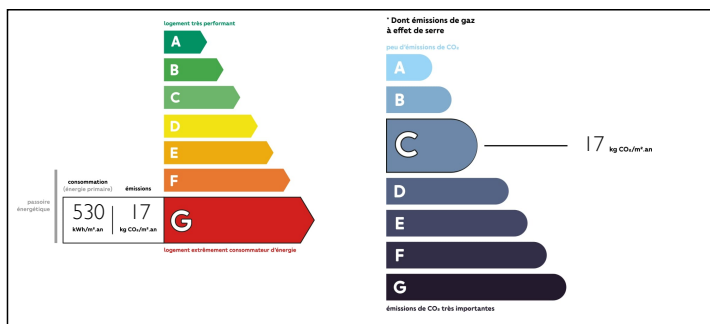
## INFORMATION

Town:	Varennnes-Saint-Sauveur
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	5440 m2

## IN BRIEF

This gorgeous Bressane style cottage would make a perfect retreat, holiday home or permanent residence. Set on a plot of over 5,000m2 there is room to breathe and enjoy the surrounding countryside.

## 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

Built in 1991 in the style of a small Bressane farmhouse this property will seduce you with its pastoral charm. As you enter by the front door you arrive in the living-dining area where there is a feeling of both space and light. A glass panelled back door to the terrace and garden and the open style kitchen both allow light to flood in from all sides. In the living area is a lovely brick built fireplace with a wooden beam mantelpiece. Imagine sitting around a cosy fire during the cooler months with a nice warm drink. The kitchen is fully equipped with plenty of storage space and there is an area for a breakfast table, or a workstation if you choose to work from home. The understairs cupboard will accommodate any extra storage needs. There are two decent sized bedrooms one with a view to the front of the cottage and the fields beyond and the other affording extended views to the back of the property and further afield. A bathroom with a bath, over bath shower, sink and WC. Upstairs there is a mezzanine area which could have a variety of uses and a large storage cupboard. Outside to the back of the property is a lovely, covered terrace, a nice place to sit shaded from the sunshine on those long hot summer days. The terrace leads to the cellar access. ...

## NOTES