

House with open kitchen, living room, office, bathroom, 2 bedrooms and a dressing room. Small garden.

EXCLUSIVE



INFORMATION

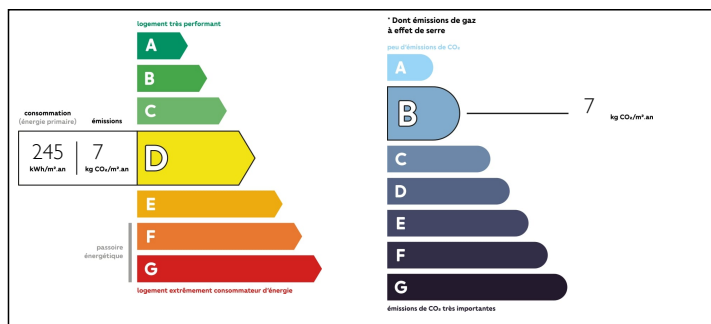
Town:	Saint-Agnan
Department:	Saône-et-Loire
Bed:	3
Bath:	1
Floor:	82 m2
Plot Size:	148 m2

IN BRIEF

Ground floor. Kitchen open to living room: 43m2
Office: 8m2 Shower room: 5m2 1st floor: Bedroom
13,5m2 Bedroom 10m2 Toilet Small dressing room
2,5m2



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: 389 EUR

NOTES

DESCRIPTION

This is a small, spacious and bright house in a small hamlet of Saint-Agnan, near Digoin, a large town where you can find all amenities.

The house itself consists of a large living space with open kitchen. On the ground floor you will also find a bedroom / office, and a bathroom with sink, shower and toilet. This also contains the connection for a washing machine.

On the 1st floor, you will find 2 bedrooms, a separate toilet and a small dressing room or storage room.

In front of the house is a small garden of 148m². This is the only land that is sold with the house!! Foto included. This can serve as a garden in front or as a parking space for 2 cars. The garden is south facing.

The house is connected to mains drainage. So there is no septic tank, which is a great luxury today with all these new standards that seem to change every year.

There is electricity and water.

The house is located in a quiet hamlet, and is surrounded by other houses. On 1 adjoining side.

Heating: electric and wood insert in the living room.

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