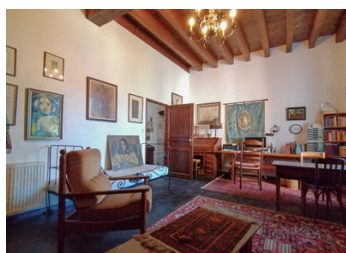


**UNDER OFFER** Renovated house on a listed historic site. 170m2, 2 bedrooms, plus a studio of 30m2. Garden.



## INFORMATION

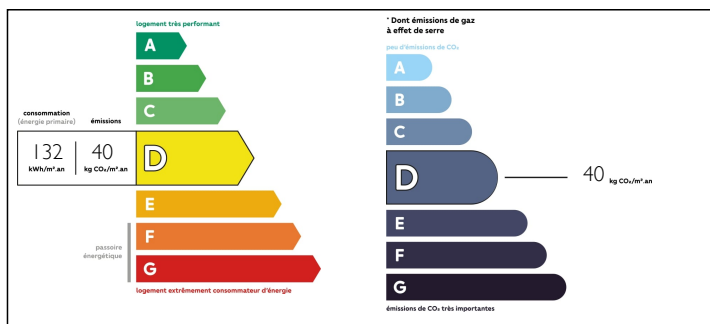
|             |                 |
|-------------|-----------------|
| Town:       | Lons-le-Saunier |
| Department: | Jura            |
| Bed:        | 3               |
| Bath:       | 2               |
| Floor:      | 170 m2          |
| Plot Size:  | 100 m2          |



## IN BRIEF

Perfectly renovated in a beautiful way, this atypical property of about 170m2 of living space, classified as a monument of France, consists of a double entrance, an office, a living room with fireplace, a fitted kitchen and a toilet for the first level. The openings for the creation of a terrace for an extension of the kitchen are planned. On the first floor, two large bedrooms, a shower room and a room to renovate. On the ground floor, a studio with an independent shower room, opens onto a small garden. A garage and cellars complete this level. Located in the commune of Gigny, 30 minutes from Lons le Saunier, 40 minutes from Louhans and Bourg en Bresse and 1h40 from Geneva, this building is part of the historic heart of the Abbey of Saint Pierre, a key monument of Romanesque art which served as a model for the construction of the...

## 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

History lovers will appreciate this place, the cradle of the history of Cluny, the most important centre of medieval Christianity. The house, known as the worker's house, is located in the heart of the old abbey square where you will find several beautiful buildings such as the chapter house, the chamberlain's house, the prior's house... The abbey church of Saint Peter, built in 890, remains impressive. It is a key monument of the Romanesque art model for the construction of the Cluny site.

Situated on the Jura plateaux, Gigny is the ideal starting point for nature lovers and hikers. Local shops are present in this town where life is good.

Surface area :

Kitchen: 26m<sup>2</sup>

Office : 26,50m<sup>2</sup>

Living room: 25,10m<sup>2</sup>

Bedroom 1: 19,80m<sup>2</sup>

Bedroom 2 : 25,84m<sup>2</sup>

Shower room: 3,52

Equipped studio with shower room: 30m<sup>2</sup>

Garage: 20m<sup>2</sup>

Cellar: 23m<sup>2</sup>

## NOTES

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