

House with kitchen, living room, 2 bedrooms, 2 bathrooms, 2 toilets, grenier, dépendances. Cave.

EXCLUSIVE



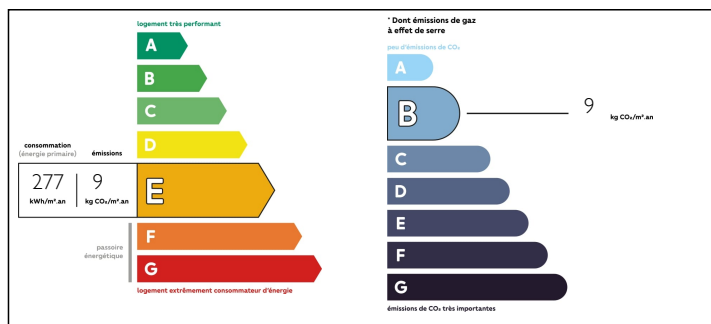
## INFORMATION

Town:	Grury
Department:	Saône-et-Loire
Bed:	2
Bath:	2
Floor:	168 m2
Plot Size:	6456 m2

## IN BRIEF

On the ground floor: entrance hall with separate toilet, bathroom, kitchen, living room, office, fitted wardrobes. On the 1st floor: 2 bedrooms, bathroom, dressing room, office, storage. Attic Wine-Cellar. Technical room. Garage Covered terrace. Workshop with lawn mower. Wood storage. 2 wells. 200l hot water boiler. (electric) Heated with pellet stove, wood burning stove, electric heating (controlled by mobile phone). Connected to the mains drains. Double glazing throughout. The house is sold furnished. And the garden furniture and lawn mower will also remain

## 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

This is a very beautiful house, completely restored, and located in Grury, a quiet village in the south of Burgundy. The house is currently used as a holiday home and is rented out as a gîte.

In the village there is a shop where you can buy basic necessities and there is a social centre of the commune where you can go for a coffee and get your bread and newspaper in the morning. The municipality of Grury has 577 inhabitants. It is located in a rural area, where there is a lot of cattle breeding. There is a school in the village for the little ones, the older ones take the schoolbus to the college about 10 km away. There are many hiking trails in the village and the area is also very suitable for mountain biking and sport cycling. Beautiful hills and beautiful views. Forests and grasslands.

You access the estate via a lovely private driveway under the trees to the front door. Plenty of parking in front of the house. You enter through the front door into the entrance hall. This is a beautiful, spacious entrance hall with an open ceiling that brings in light from the upper floor. In the entrance hall there is a separate toilet, a bathroom with shower and sink (connection for a washing machine and dryer) and built-in wardrobes with plenty of storage space.

From the entrance hall you enter the large kitchen. An open plan kitchen with dining...

## LOCAL TAXES

**Taxe foncière:** 1181 EUR

**Taxe habitation:** 1059 EUR

## NOTES