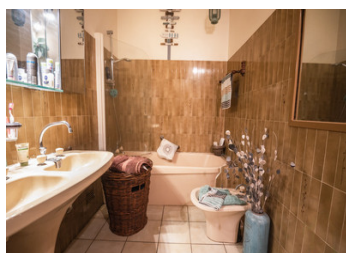
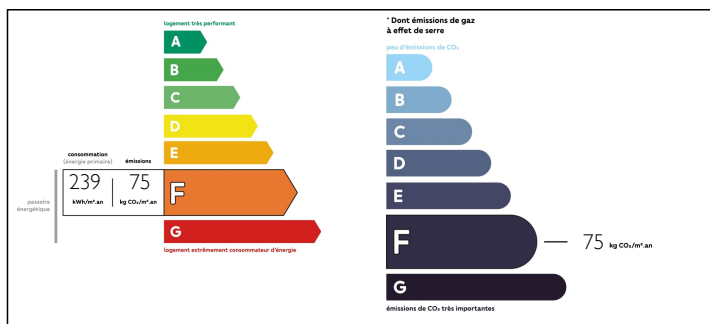


## Magnificent 7-room character house near Sully



## ENERGY - DPE



## INFORMATION

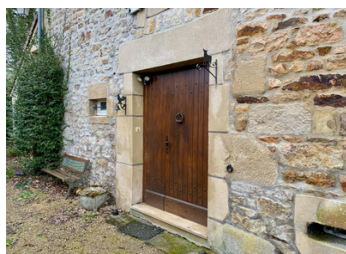
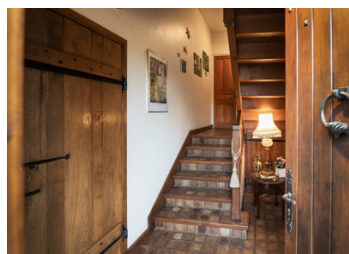
Town:	Sully
Department:	Saône-et-Loire
Bed:	5
Bath:	2
Floor:	150 m2
Plot Size:	7881 m2

## IN BRIEF

Ideally situated for exploring the riches of Burgundy, this large 7 room, 4 bedroom, 150 m2 house is nestled halfway between the vineyards to the east and the Morvan to the west, and easily accessible from the A6 motorway or the TGV at Le Creusot. Ideal for a large family. The front door opens onto a reception hall and a staircase to the first level. This leads to a beautiful living-dining room with granite fireplace and French ceiling, a furnished and equipped kitchen, a library and a master suite with bathroom. A toilet on the landing, and a laundry room (at the entrance level) complete this first level. On the mezzanine level there is an office with a sofa bed which could be converted into a bedroom if required. A trap door with folding stairs gives access to the attic. Upstairs there is a wc on the landing, 3 double bedrooms, one...

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

Ideally situated for exploring the riches of Burgundy, this large 7 room, 4 bedroom, 150 m<sup>2</sup> house is nestled halfway between the vineyards to the east and the Morvan to the west, and easily accessible from the A6 motorway or the TGV at Le Creusot. Ideal for a large family. The front door opens onto a reception hall and a staircase to the first level. This leads to a beautiful living-dining room with granite fireplace and French ceiling, a furnished and equipped kitchen, a library and a master suite with bathroom. A toilet on the landing, and a laundry room (at the entrance level) complete this first level. On the mezzanine level there is an office with a sofa bed which could be converted into a bedroom if required. A trap door with folding stairs gives access to the attic.

Upstairs there is a wc on the landing, 3 double bedrooms, one of which has a fireplace (not used), a large bathroom and a dressing room/storage room. Back outside, near the small balcony of the library, one will find the door to a very beautiful vaulted wine cellar and then, adjoining the living quarters, the former barn turned garage, with an impressive roof height (see photos).

On the opposite side are an old henhouse and a wood shed, as well as a well which is not used but is fed by the same spring as the old washhouse which adjoins the property, which may, if there are more...

## NOTES