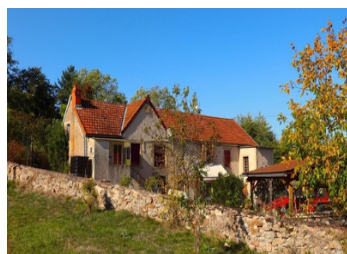
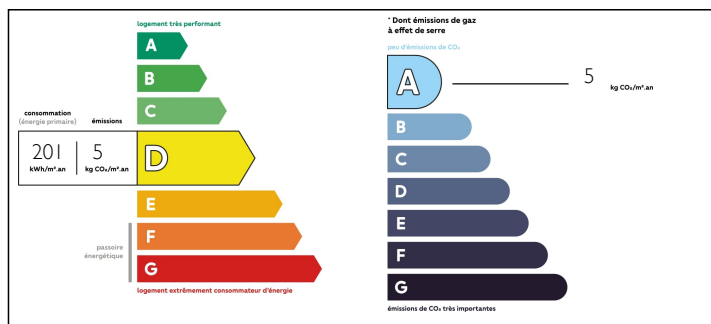


Authentic stone cottage in East Morvan



ENERGY - DPE



INFORMATION

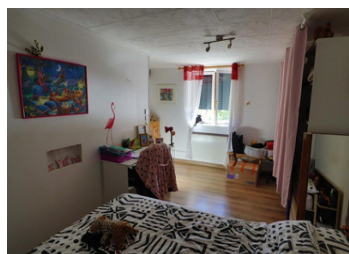
Town:	Barnay
Department:	Saône-et-Loire
Bed:	3
Bath:	2
Floor:	119 m2
Plot Size:	658 m2

IN BRIEF

Located in a very quiet valley of the Morvan Natural Park, just outside the village of Barnay, this sympathetic 3-bedroom stone farmhouse surrounded by nature, woods and fields, is ideal for peace seekers and nature lovers. This solidly built house has undergone several improvements over the last 10 years; the roof structure was partly renewed 10 years ago and in good condition, the property has mostly double glazed window frames, the septic tank is up to standard, a new solid wood carport has been built for 2 cars, a new top quality Frohling wood central heating system was installed 1 year ago. On the ground floor; entrance/full kitchen, lounge, laundry room with cupboards. Garage/workshop and old turret currently used as storage. The property is partly cellared. First floor: 3 bedrooms with wardrobes, bathroom with shower, toilet with shower and an attic that still needs to be made habitable. Autun at 16 km, Saulieu...

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

Located in a very quiet valley of the Morvan Natural Park, just outside the village of Barnay, this sympathetic 3-bedroom stone farmhouse surrounded by nature, woods and fields, is ideal for peace seekers and nature lovers. This solidly built house has undergone several improvements over the last 10 years; the roof structure was partly renewed 10 years ago and in good condition, the property has mostly double glazed window frames, the septic tank is up to standard, a new solid wood carport has been built for 2 cars, a new top quality Frohling wood central heating system was installed 1 year ago.

On the ground floor; entrance/full kitchen, lounge, laundry room with cupboards. Garage/workshop and old turret currently used as storage. The property is partly cellared.

First floor: 3 bedrooms with wardrobes, bathroom with shower, toilet with shower and an attic that still needs to be made habitable.

Autun at 16 km, Saulieu at 25 km.

In short, a house ready to make your Burgundy dream come true.

Contact us soon for a viewing, also on weekends!

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

NOTES