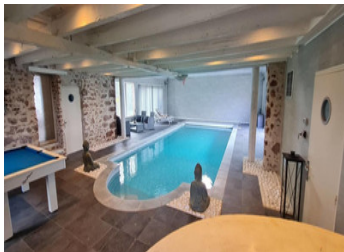


Comfortable Character house, inside pool, 295m2.



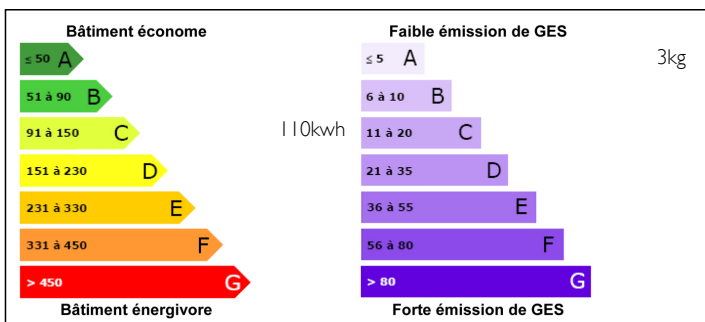
INFORMATION

Town:	Saint-Agnan
Department:	Saône-et-Loire
Bed:	2
Bath:	2
Floor:	295 m2
Plot Size:	1075 m2

IN BRIEF

Close to the Loire River and water sports resort of Digoin, this beautiful stone farmhouse of about 295m2 is full of charm, with an indoor swimming pool perfectly integrated into the house. A sheltered courtyard in a combination of stone and greenery will seduce you to this property. Upon entering, the house consists of an entrance hall leading to a small but fully equipped kitchen with a beautiful stone pizza oven, a comfortable living room, followed by a dining room, a toilet, a cloakroom, a storage room and a utility room. The original facades and walls with exposed stones of the region have been preserved throughout the ground floor. Upstairs, a large mezzanine with exposed beams offers a lovely relaxation area. This leads to two spacious bedrooms, a beautiful modern bathroom with shower cubicle and whirlpool bath, a dressing room, a toilet and an attic space that could possibly be converted...

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

Close to the Loire River and water sports resort of Digoin, this beautiful stone farmhouse of about 295m² is full of charm, with an indoor swimming pool perfectly integrated into the house. A sheltered courtyard in a combination of stone and greenery will seduce you to this property. Upon entering, the house consists of an entrance hall leading to a small but fully equipped kitchen with a beautiful stone pizza oven, a comfortable living room, followed by a dining room, a toilet, a cloakroom, a storage room and a utility room. The original facades and walls with exposed stones of the region have been preserved throughout the ground floor.

Upstairs, a large mezzanine with exposed beams offers a lovely relaxation area. This leads to two spacious bedrooms, a beautiful modern bathroom with shower cubicle and whirlpool bath, a dressing room, a toilet and an attic space that could possibly be converted for additional room.

The modern, renovated/attached part is in perfect harmony with the rest of the house. From the ground floor, you have access to a large heated wellness area of 135 m² with a secured indoor pool equipped with balneo-therapy. The pool has a new reinforced liner, a shower room and a toilet. Large windows provide access to the courtyard terrace and a second terrace opening onto a screened garden.

The plot of ca.1075m² is fully fenced. The fosse septique is up to standard.

Information about risks to which this property is exposed is available on...

NOTES