

House with open kitchen and living room. On the first floor a bedroom with toilet and shower. Garden with shed

EXCLUSIVE

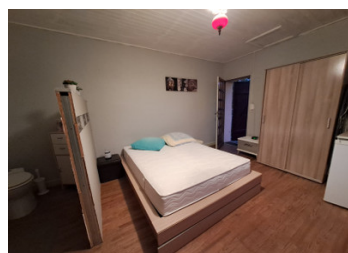
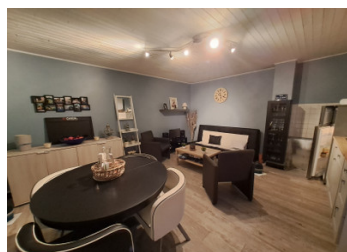


INFORMATION

Town:	Saint-Agnan
Department:	Saône-et-Loire
Bed:	1
Bath:	1
Floor:	50 m2
Plot Size:	639 m2

IN BRIEF

House consisting of 2 floors: ground floor open space with living room and kitchen. 1st floor a bedroom with shower, sink and toilet. 1st floor can be reached via an external staircase. Building in good condition and completely renovated. Large garden with garden house and chalet. View of the river.



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

Lovely little house in a quiet neighborhood. This house is an ideal holiday home. Consisting of only 2 pièces. One on the ground floor and one on the first floor. Ideal for 2 people. On the ground floor a living room with open kitchen, 1 bedroom upstairs with shower, toilet and sink. Nice view of the river that flows through the valley in front of the house. Quietly located, yet not far from Digoin, a larger town with all amenities.

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

LOCAL TAXES

Taxe foncière: 197 EUR

Taxe habitation: 258 EUR

NOTES