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## Charming property on 3380m2 with indoor swimming pool

Saint-Saulge , Nièvre , Bourgogne-Franche-Comté



# €486,000

inc. of agency fees

4 Beds      220 sqm      0.34 ha

Property at the gates of Saint-Saulge including a dwelling house of approximately 220 m2 of living space. The ground floor consists of an entrance, a living room, a dining room with open kitchen and bread...

### At a Glance

<b>Reference</b>	MFH-CJC02098	<b>Near to</b>	Saint-Saulge	<b>Price</b>	€486,000
<b>Bed</b>	4	<b>Pool</b>	No	<b>Hab.Space</b>	220 sqm
<b>Land</b>	0.34 ha			<b>Land Tax</b>	N/A

### Property Description

Property at the gates of Saint-Saulge including a dwelling house of approximately 220 m2 of living space. The ground floor consists of an entrance, a living room, a dining room with open kitchen and bread oven, a bathroom with toilet and a laundry room. The 1st floor accommodates a mezzanine, a dressing room, a toilet, a bathroom and 4 bedrooms, a hallway-office and bathroom. Boiler room, 2 large vaulted cellars. Large

terrace. Well. Annex building of 283 m2 including a swimming pool with shower, library-office, technical room, toilet-bathroom, reception room. Small outbuildings including bicycle storage, wood storage, freezer storage, summer games storage, workshop and tool storage. Wooden shelter for garden equipment. Pétanque court with wooden frame bar. Playground, courtyard, wooded and enclosed garden of 3380m2 with electric gates. 80 m2 of 18kw solar panels allowing total autonomy. DPE 113 C GES 3 A Information on the risks to which this property is exposed is available on the GÉORISKS website: [www.georisks.gouv.fr](http://www.georisks.gouv.fr)

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

## Summary

Property type:	House
Bedrooms:	4
Price	€486,000

## Key Information

Internal Area:	220 sqm
Land Area:	0.34 ha

## Location: Bourgogne-Franche-Comté



## Gallery







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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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