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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 m<sup>2</sup> 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 3380m<sup>2</sup> with electric gates. 80 m<sup>2</sup> 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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**C. BAUER – Sunday Times**

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