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Charming Restored Farmhouse with Beautiful Garden

St Leger Du Bois , Saône-et-Loire , Bourgogne-Franche-Comté



€335,000

inc. of agency fees

5 Beds 2 Baths 268 sqm 0.16 ha

Charming Restored Farmhouse with Beautiful Garden

At a Glance

Reference	MFH-BUR-RT5426P	Near to	St Leger Du Bois	Price	€335,000
Bed	5	Bath	2	Hab.Space	268 sqm
Land	0.16 ha	Pool	No	Land Tax	N/A

Property Description

Sitting independently on land of 1,643 m², this attractive, renovated Farmhouse offers spacious living areas, with five bedrooms, two bathrooms, outbuildings, wine cellar, and a well-planned garden surrounding the property.

Located on the edge of a small traditional village within the commune of Saint Leger du Bois with easy access to the historical market town of Autun, the vineyards of the Cote d'or and the protected natural area of the Morvan regional park. The property has many original features, coupled with improvements for the practicalities of modern life. It comprises a spacious habitable house, a small independent building, a garage and small outbuildings.

The garden has been created over the years to provide a haven for wildlife and its owners, with areas for planting, growing vegetables, fruit trees, composting and well selected resting places.

HOUSE

Ground floor:

An original farmhouse with an entrance hall; a living room retaining its original features: terracotta tiled floor, Burgundian stone fireplace, exposed oak beams, farmhouse windows; and a farmhouse style kitchen. A connecting door leads to a renovated barn offering a spacious and bright living/dining area and a second farmhouse kitchen. This room has a high ceiling with exposed oak beams, exposed stone walls, a solid wood parquet floor and large windows with French doors to the front and rear gardens.

Upper floor:

The upper floor is split into two sections above the original farmhouse and the barn, accessed by separate staircases. Above the farmhouse there are three bedrooms, a storage room and a bathroom and above the barn, a further two bedrooms, bathroom and mezzanine walk-way overlooking the expansive oak beams.

Bedroom 1: (21m²) at the front of the house with Juliet balcony overlooking the front garden and pond.

Bedroom 2: (14m²) at the rear overlooking the garden and countryside.

Bedroom 3: (14m²) at the front of the house overlooking the front garden

Bedroom 4: (12m²) views over the surrounding countryside.

Bedroom 5: (16m²) views over the surrounding countryside and front garden.

Workshop: (41.5m²)

A large workshop and laundry area are set in the former stables and can be accessed from the barn. It has water, electric and radiator points and access to the garden. If required, it could easily be converted into further living space.

Wine Cave: (49m²) with vaulted stone ceiling situated under the farmhouse.

Small House:

A detached stone building sits in front of the main house. The interior is 15m² with a bread oven, exposed

stone walls and terracotta tiled floor. Access to the first floor is provided via a loft ladder. To the side is a garden pond and to the front a grassed seating area. It would be possible to convert this building to a studio bedroom or workshop.

Garage:

Open front and back and about 20m² with lighting and electric points.

Outbuildings:

Three very useful outbuildings with individual door access are attached to the side of the house. Once used for housing small animals, possibilities are now there to create a more usable solution.

Drainage:

Septic Tank installed in 2019 and conforms to current standards (2003)

Internet: High speed fibre optic installed.

A new roof at the front of the main house was installed in 2020, which matches the roof to the rear.

It would be possible to divide the property to create a rental or independent living spaces.

Garden

Surrounded by a hedge and mature trees the garden comprises a wide variety of flowering plants and shrubs bordering grassed areas. Along with the pond these have all been introduced to attract wildlife and create a tranquil outdoor living environment. There are many areas to sit and enjoy a meal or a glass of wine whilst taking in the views of the garden and surrounding areas. The garden also contains a very productive vegetable plot, various fruit trees and bushes, a herb garden, a rockery, a chicken coop with enclosed run and a composting area. Watering is assisted by an automatic watering system which can be fed from the well.

A well maintained property with many opportunities.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€335,000

Key Information

Internal Area:	268 sqm
Land Area:	0.16 ha
Property Features:	
• Energy Consumption:	207

Location: Bourgogne-Franche-Comté



Gallery





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