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## 2 large properties with potential in the historic center

Autun , Saône-et-Loire , Bourgogne-Franche-Comté



# €410,000

inc. of agency fees

4 Beds   4 Baths   385 sqm   0.04 ha

2 large properties with potential in the historic center.

### At a Glance

<b>Reference</b>	MFH-BUR-JB5531	<b>Near to</b>	Autun	<b>Price</b>	€410,000
<b>Bed</b>	4	<b>Bath</b>	4	<b>Hab.Space</b>	385 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a medium-sized historical town, 2 buildings next to each other, now renovated to offer income potential, plus owner's apartment and large walled sunny terrace. Until the beginning of 2024 in use as a restaurant, bar/shop, & guest apartment. More space available, ready to be developed.

The property is located in a busy and charming pedestrian zone. There are several access doors, allowing for the possibility of separating different apartments.

On the ground floor, there is a shop/bar, along with a restaurant, a professional kitchen, and a large walled garden.

On the first floor, there is a spacious owner's residence, consisting of an open kitchen with living room, a bedroom with an en-suite bathroom, and a second bedroom/study also with a bathroom.

On the second floor, there is an independent gîte for 2 persons, currently professionally rented on a short-term basis. This guest accommodation is sold furnished, ready to continue generating income.

On this second floor, there is also a large space currently being used for storage.

On the third floor, there is an apartment with a loft under construction; the basics are completed, just needs to be furnished.

There are also 2 large attics that can be converted into more living space. These can be accessed independently.

The property has 2 vaulted cellars.

The buildings are authentic, with a lot of charm. Renovation has been done with care and good materials. Double glazing and further renovated to standard while retaining original details. Both buildings will be sold empty, while the 2 existing gîtes will be sold furnished.

## Summary

Property type:	Chambre d'Hote or Gite
Bedrooms:	4
Bathrooms	4
Price	€410,000

## Key Information

Internal Area:	385 sqm
Land Area:	0.04 ha
Floor:	3

### Property Features:

- Energy Consumption: 230

## Location: Bourgogne-Franche-Comté



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**C. BAUER – Sunday Times**

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