

[Click to view MFH-BUR-JB5531](#)

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

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



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

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.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

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.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

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.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates