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Old farmhouse with character, located 15 km from Autun

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



€240,000

inc. of agency fees

3 Beds 2 Baths 157 sqm 1.35 ha

You will love this 18th-century ancient house, beautiful inside and out, located in a small quiet hamlet between the wooded hills of the Autun crown...

At a Glance

Reference	MFH-BUR-PM5544D	Near to	Autun	Price	€240,000
Bed	3	Bath	2	Hab.Space	157 sqm
Land	1.35 ha	Pool	No	Land Tax	N/A

Property Description

You will love this 18th-century ancient house, beautiful inside and out, located in a small quiet hamlet between the wooded hills of the Autun crown and the meadows of the Drée valley.

Well-maintained and in excellent condition, it will not require structural work; only the interior decoration will need to be adapted to the buyers' taste. The ground floor features a spacious and bright living room with

exposed beams and a wood-burning insert fireplace with turbo ventilation, a dining room, a furnished and equipped kitchen, a bathroom, a separate toilet, and a hallway serving as a cloakroom and cellar. A large mezzanine welcomes you on the first floor with a library and reading chairs; it opens onto two bedrooms, a dressing room, then the master bedroom, a bathroom, and a separate toilet. From the master bedroom, a wooden staircase leads up to the attic, which has been completely redone with new flooring and electricity installed. On the northeast side of the house, facing the gravel driveway, a spacious garage houses the laundry room, a workshop area, and will accommodate two cars if necessary. A wooden staircase provides a second access to another part of the attic with a window and electricity. The fortunate owners can also enjoy a very pleasant terrace with an awning on the southwest side of the house, overlooking a beautiful garden planted with fruit trees, a flowering pergola, and a wooden garden shed measuring 3 X 4 meters. The property also includes 1.3 hectares of meadows and woods, and an old barn that can be used as a car shelter or for storing equipment. Finally, sold with its furniture, it will be immediately habitable by its buyers.

Summary

Property type:	Countryside house
Bedrooms:	3
Bathrooms	2
Price	€240,000

Key Information

Internal Area:	157 sqm
Land Area:	1.35 ha
Property Features:	
• Energy Consumption:	326

Location: Bourgogne-Franche-Comté



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