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House with gite, plus 400m2 barn Wonderful views of lake

Le Rousset , Saône-et-Loire , Bourgogne-Franche-Comté



€349,000

inc. of agency fees

3 Beds 2 Baths 137 sqm 0.24 ha

Very rural ensemble in good overall condition with a stunning unobstructed view of a large lake. The property consists of a comfortable four-bedroom...

At a Glance

Reference	MFH-BUR-DF5573C	Near to	Le Rousset	Price	€349,000
Bed	3	Bath	2	Hab.Space	137 sqm
Land	0.24 ha	Pool	No	Land Tax	N/A

Property Description

Very rural ensemble in good overall condition with a stunning unobstructed view of a large lake. The property consists of a comfortable four-bedroom house of 137m2, well insulated to achieve energy label C. The individual sewage system is compliant. The house features a large kitchen-living area and a lounge on the ground floor. Additionally, there is a first bathroom with a separate toilet. On the upper floor, there are

potentially 4 spacious bedrooms with a bathroom equipped with a large corner bath and shower, along with a separate toilet. Everything is in good condition. The house and the water are heated with gas. Furthermore, there are two wood stoves for ambiance or emergencies. All windows are double-glazed, and are fitted with electric shutters. Next to the house is a small summer house of a total of 36m² where the original bread oven can still be used. The summer house, which is used as guest accommodation, includes a sink and toilet. On the ground floor, there is a kitchenette and living area. On the upper floor, there is sleeping space with a toilet room. The large barn with extensions covers several large areas totaling 400m². There is stable space for, for example, 3 horses. Overall, it is ideal for activities and storage. On the property, there is a functioning water well, plenty of small storage spaces, and opportunities for a vegetable garden.

The residence consists of a large kitchen-living area and a salon on the ground floor. Additionally, there is a first bathroom with a separate toilet. Upstairs, there are potentially four spacious bedrooms with a bathroom equipped with a large corner bath and shower, as well as a separate toilet. Everything is in good condition. The house and water are heated with gas. There are also two wood stoves for ambiance or emergencies. All windows are double-glazed and fitted with electric shutters. Next to the house, there is a small summer house measuring a total of 36m² where the original bread oven can still be used. In the summer house, which is used as guest accommodation, there is a sink and toilet. On the ground floor, there is a kitchenette and living area. Upstairs, there is a sleeping area with a toilet room. The large barn with extensions covers several large spaces totaling 400m². There is stable space for, for example, three horses. Overall, this property is ideal for activities and storage. On the premises, there is a functioning water well, plenty of small storage spaces, and possibilities for a vegetable garden. The nearby lake is a popular recreational lake mainly for walkers and sport fishermen. In the small adjacent village of Marizy, various facilities are available, including a small supermarket, bakery, and restaurant. For all amenities, one can go to the nearby towns of Cluny and Montceau-les-Mines.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€349,000

Key Information

Internal Area:	137 sqm
Land Area:	0.24 ha
Property Features:	
• Energy Consumption:	133

Location: Bourgogne-Franche-Comté



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