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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

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

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 whole consists of a comfortable four bedroom house of 137m², well insulated to deliver class C energy class. individual drainage system conforms. The dwelling includes a large kitchen-living area and salon on the ground floor. Additionally, there is a first bathroom with a separate toilet. On the upper floor, there are

possibly 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 water are heated by gas. Moreover, there are two wood stoves for ambiance or emergency. Everything has double glazing and windows equipped with electric shutters. Next to the house is a small summer house measuring 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, sleeping space with a toilet area. The large barn with extensions covers various large spaces totaling 400m². There is stable space for, for example, 3 horses. Overall, it is ideal for activities and storage. On the premises, there is a functioning water well, plenty of small storage spaces, and opportunities for a vegetable garden.

Het woonhuis bestaat uit een grote keuken-leefruimte en salon op de bgg. Daarnaast een eerste badkamer met separaat toilet. Op de etage, en eventueel 4, ruime slaapkamers met badkamer voorzien van groot hoekbad en douche en separaat toilet. Alles in goede staat. Het huis en water wordt verwarmd op gas. Er zijn bovendien twee houtkachels voor de ambiance of nood. Alles dubbelglas en ramen voorzien van elektrische rolluiken. Naast het huis bevindt zich een klein zomerhuisje van totaal 36m² waar de oorspronkelijke broodoven nog kan worden gebruikt. In het zomerhuisje wat gebruikt wordt als gastenverblijf bevindt zich een wastafel en toilet. Op de bgg bevindt zich een keukenblok en verblijfsruimte. Op de etage slaapruijnte met toiletruimte. De grote schuur met uitbouwingen beslaat diverse grote ruimtes met een totaal van 400m². Er bevindt zich een stalruimte voor bijv. 3 paarden. Als geheel ideaal voor activiteiten en opslag. Op het terrein bevindt zich een functionerende waterput, en volop kleine opslagruimtes en mogelijkheden voor een moestuin. Het nabijgelegen meer is een populair recreatie meer voor voornamelijk wandelaars en sportvissers. In het kleine naastgelegen dorp Marizy bevinden zich diverse faciliteiten waaronder een supermarktje, bakker en restaurant. Voor alle faciliteiten kan men terecht in de nabijgelegen steden als Cluny en Montceau-les-Mines.

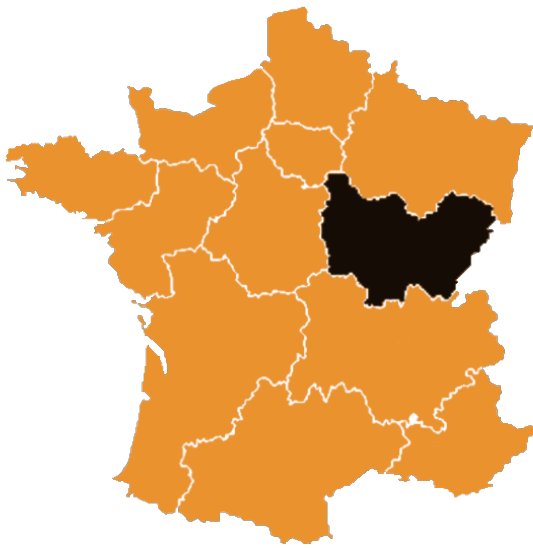
Summary

Property type:	Apartment
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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