Click to view MFH-BUR-DF5573C

# 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** 



# Gallery

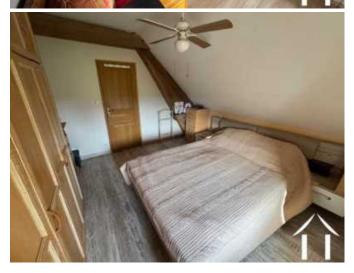






















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S. and L. BROWN



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