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## 2-bedroom house with studio in canal side village

Dennevy , Saône-et-Loire , Bourgogne-Franche-Comté



**€187,500**

inc. of agency fees

3 Beds   2 Baths   137 sqm   0.04 ha

2-bedroom house with studio in canal side village

### At a Glance

<b>Reference</b>	MFH-BUR-BH5456H	<b>Near to</b>	Dennevy	<b>Price</b>	€187,500
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	137 sqm
<b>Land</b>	0.04 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

House in very good condition with studio on the ground floor. Studio can deliver income. Dennevy is in between Chagny and St Léger sur Dheune. Along the canal du centre with the voie verte. Just 20 minutes to the TGV station.

Traditional house elevated above garage and studio. Renovated lately to comprise, new kitchen, studio for rental income, bathroom, heat pump for heating, and double glassing.

Once you access the higher level, you have the balcony, large enough for table and two chairs looking onto private garden. Main entrance to the house via hallway. To the left 19m<sup>2</sup> salon with a wood burner in the corner. To the back in separate room dining room of 12m<sup>2</sup>.

Off the equipped and furnished kitchen, the bathroom and master bedroom.

Off the salon, the second bedroom of 19,5m<sup>2</sup> and separate toilet.

the dining room can be easily turned into a third bedroom.

On the ground level, large garage of 21m<sup>2</sup> , used today as games room. then the studio with kitchenette, sleeping area to the back, sitting area and dining area with access to the back garden. Studio has its own shower and toilet. people staying here are independant from the house above, they have their own garden to the back of the building.

The garden to the front is private thanks to the high a think hedges.

Under the house to one side, atelier and wine cellar. These have access from both the front and back garden.

A well maintained house ideal if you wish to get extra income.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	2
Price	€187,500

## Key Information

Internal Area:	137 sqm
Land Area:	0.04 ha
Property Features:	
• Energy Consumption:	214

## Location: Bourgogne-Franche-Comté



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