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## Magnificent 7-room character house near Sully

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



**€200,000**

inc. of agency fees

5 Beds   2 Baths   150 sqm   0.79 ha

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### At a Glance

<b>Reference</b>	MFH-BUR-PM5467D	<b>Near to</b>	Sully	<b>Price</b>	€200,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	150 sqm
<b>Land</b>	0.79 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Ideally situated for exploring the riches of Burgundy, this large 7 room, 4 bedroom, 150 m2 house is nestled halfway between the vineyards to the east and the Morvan to the west, and easily accessible from the A6 motorway or the TGV at Le Creusot. Ideal for a large family.

The front door opens onto a reception hall and a staircase to the first level. This leads to a beautiful living-dining room with granite fireplace and French ceiling, a furnished and equipped kitchen, a library and a master suite with bathroom. A toilet on the landing, and a laundry room (at the entrance level) complete this first level.

On the mezzanine level there is an office with a sofa bed which could be converted into a bedroom if required. A trap door with folding stairs gives access to the attic.

Upstairs there is a wc on the landing, 3 double bedrooms, one of which has a fireplace (not used), a large bathroom and a dressing room/storage room.

Back outside, near the small balcony of the library, one will find the door to a very beautiful vaulted wine cellar and then, adjoining the living quarters, the former barn turned garage, with an impressive roof height (see photos).

On the opposite side are an old henhouse and a wood shed, as well as a well which is not used but is fed by the same spring as the old washhouse which adjoins the property, which may, if there are more episodes of drought, be brought back into use.

Also outside, there will be space to park several cars along the driveway at the front of the property.

The heating is oil fired central heating, the window frames have double glazing on the north side, single glazing on the south. The house is sold partly furnished.

Location:

The property is located along an alley parallel to the D973, between the Roman town of Autun and the gateway to the Morvan regional park on one side, and the famous Burgundy vineyards up to Beaune on the other side.

The front facade faces north and the gravelled back yard faces south. It is accessible from the kitchen, which allows for large parties, but is also the ideal place for sunbathing out of sight, morning breakfasts or summer lunches in a peaceful setting. The 7100 m<sup>2</sup> park is planted with trees and provides welcome shade and coolness in summer.

The hamlet is quiet and the environment green.

Located equidistant from Autun (for shops and services) and Epinac (for local shops), this is an ideal main (or secondary) residence for a large family. The main tourist attraction nearby (4.1 km) is the Château de Sully, the largest Renaissance château in southern Burgundy and the birthplace of Marshal de Mac Mahon, the first Duke of Magenta, who was the first President of the French Republic to live in the Elysée Palace.

The TGV station of Le Creusot is 35 km away.

By car, Paris is 310 km or 3h 26 minutes away and Geneva is 251 km or 2h 48 minutes.

The nearest international airport is Lyon Saint-Exupéry, 194 km or 2h 10 minutes by motorway.

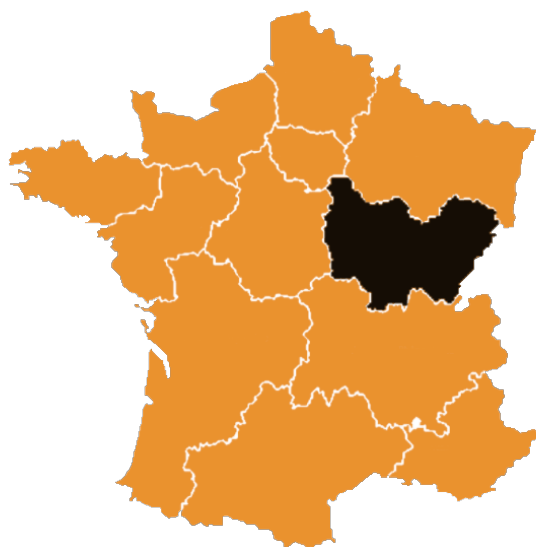
## Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€200,000

## Key Information

Internal Area:	150 sqm
Land Area:	0.79 ha
Property Features:	
• Energy Consumption:	239

## Location: Bourgogne-Franche-Comté



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