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## Comfortable Character house, inside pool, 295m<sup>2</sup>

St Agnan , Saône-et-Loire , Bourgogne-Franche-Comté



# €315,000

inc. of agency fees

2 Beds   2 Baths   295 sqm   0.11 ha

Comfortable Character house, inside pool, 295m<sup>2</sup>.

### At a Glance

<b>Reference</b>	MFH-BUR-DF5472C	<b>Near to</b>	St Agnan	<b>Price</b>	€315,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Hab.Space</b>	295 sqm
<b>Land</b>	0.11 ha	<b>Pool</b>	Yes	<b>Land Tax</b>	N/A

### Property Description

Close to the Loire River and water sports resort of Digoin, this beautiful stone farmhouse of about 295m<sup>2</sup> is full of charm, with an indoor swimming pool perfectly integrated into the house. A sheltered courtyard in a combination of stone and greenery will seduce you to this property.

Upon entering, the house consists of an entrance hall leading to a small but fully equipped kitchen with a beautiful stone pizza oven, a comfortable living room, followed by a dining room, a toilet, a cloakroom, a storage room and a utility room. The original facades and walls with exposed stones of the region have been preserved throughout the ground floor.

Upstairs, a large mezzanine with exposed beams offers a lovely relaxation area. This leads to two spacious bedrooms, a beautiful modern bathroom with shower cubicle and whirlpool bath, a dressing room, a toilet and an attic space that could possibly be converted for additional room.

The modern, renovated/attached part is in perfect harmony with the rest of the house. From the ground floor, you have access to a large heated wellness area of 135 m<sup>2</sup> with a secured indoor pool equipped with balneotherapy. The pool has a new reinforced liner, a shower room and a toilet. Large windows provide access to the courtyard terrace and a second terrace opening onto a screened garden.

The plot of ca.1075m<sup>2</sup> is fully fenced. The fosse septique is up to standard.

## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€315,000

## Key Information

Internal Area:	295 sqm
Land Area:	0.11 ha
Property Features:	
• Energy Consumption:	110
Swimming Pool?	Yes

## Location: Bourgogne-Franche-Comté



# Gallery



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**C. BAUER – Sunday Times**

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