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Comfortable Character house, inside pool, 295m²

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



€315,000

inc. of agency fees

2 Beds 2 Baths 295 sqm 0.11 ha

Close to the Loire River and water sports resort of Digoin, this beautiful stone farmhouse of about 295m² is full of charm, with an indoor swimming...

At a Glance

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

Property Description

Close to the Loire River and water sports resort of Digoin, this beautiful stone farmhouse of about 295m² 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 m² 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.1075m² is fully fenced. The fosse septique is up to standard.

Summary

Property type:	House
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



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