



## House

CHAROLLES (71)

**150 000 €\***

\* Agency fees to be paid by the seller



116 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

Southern Burgundy, in the triangle located between Cluny, Charolles, Montceau-les-Mines, 15 minutes from Charolles, 35 minutes from the Montchanin-Le Creusot TGV station linking Paris in 1 hour 15 minutes, and 1 hour 30 minutes from Lyon, nestles this ancient stone farmhouse, at the end of its private road, where silence reigns. The environment is privileged, hidden from view, on a flat plot of land, in one piece, adjoining the farm, of approximately 2 hectares. This old stone farmhouse, consisting of a dwelling house of approximately 116 m<sup>2</sup>, with its 3 bedrooms, spread over 2 levels, facing south, will let you imagine more prospects for development on the second level since it There is still 75 m<sup>2</sup> to exploit, and an attic above. The adjoining old stables and barns, made of stone, witnesses of our history, still offer you approximately 200 m<sup>2</sup>, usable on 2 levels. Added to this are operating buildings from the 1970s, with an area of approximately 350 m<sup>2</sup>. The past remains present with its bread oven, its well... You dream of space, freedom, silence, and you have plans in your head, contact Christiane quickly by phone or email. Fees are the responsibility of the seller. Housing with excessive energy consumption: class G

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www.georisques.gouv.fr](http://www.georisques.gouv.fr).

**\*\* ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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**CHAROLLES (71120)**

Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 829805  
Property type ..... House  
Year of construction ..... 1900  
Exposure ..... South

### SURFACES

Living space ..... 116 m<sup>2</sup>  
Land surface ..... 20380 m<sup>2</sup>

### COMPOSITION

Number of rooms ..... 6  
Number of bedrooms ..... 3

### DPE/GES

DPE ..... 476  
GES ..... 14

### APPENDIX

Parking ..... extérieur  
Parking space ..... 5  
Garage ..... 5  
Videophone ..... Non

### SERVICES

Heater ..... bois



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SAS au capital de 100.000 euros

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