



House

DRACY LE FORT (71)

383 400 €*

* Agency fees to be paid by the seller



155 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Jean-Paul BERNARD independent real estate agent Capifrance offers you, in the magnificent popular Côte Chalonnaise village of Dracy-le-Fort, this architect-designed villa built in the 1980s as well as its enclosed and beautifully wooded land of 2600 m². This well-maintained property offers real potential for development and/or embellishment, or even expansion.... The living area is composed on the ground floor of a spacious entrance, a kitchen (with the possibility of opening onto the living room), a very beautiful living room decorated with a cathedral ceiling, a fireplace with insert and direct access to the terrace. The description of the ground floor continues with a bathroom-laundry room with separate toilet as well as an air-conditioned bedroom on a half-landing offering the possibility of creating a very beautiful master suite... As for the 1st floor, the sleeping area is continues with a separate toilet and two bedrooms, one of which has a bathroom (shower and bathtub). It should be noted that this villa also has a garage of approximately 40 m² and for wine lovers, a buried cellar of 23 m²! The materials used for construction are of high quality, the framework is glued laminated, poured concrete, exterior insulation, underfloor heating, small flat tiles, roof revised, cleaned and waterproofed. In addition, all the frames have been recently replaced as well as the sectional garage door and the automatic aluminum gate. This property is rare and particularly in this geographical area and even more so in this extremely sought-after village, so do not hesitate to contact me to visit it and/or for any request for additional information.

Fees are the responsibility of the seller.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : 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!



Jean-Paul BERNARD

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LE BIEN EN IMAGES



DETAILS

COMPOSITION

Number of rooms	5
Number of bedrooms	3
Number of bathrooms	1
Toilets count	2
Terrace	1

DPE/GES

DPE	249
GES	8

APPENDIX

Parking	extérieur
Parking space	4
Garage	1
Cellar	1
Videophone	Oui

SERVICES

Heater	électricité
Heater	bois
Kitchen	aménagée

GENERAL

Reference	840351
Property type	House
Year of construction	1980
View	Vue sur Jardin

SURFACES

Living space	155 m²
Land surface	2603 m²