



House

MERCUREY (71)

665 000 €



229 m<sup>2</sup>



10 pièce(s)



6 chambre(s)

## PROPERTY DESCRIPTION

Exclusively I offer you this property located in a very popular area of Mercurey! Nestled on a large plot of 3,510 m<sup>2</sup> and offering 229 m<sup>2</sup> of living space. This real estate complex is composed as follows: The main house welcomes you with an entrance full of character, leading to a kitchen with dining area, a warm living room with insert fireplace overlooking a television area. Upstairs, a large landing serves three bedrooms, a bathroom. On the ground floor, you will find a library, a bedroom and an office. A veranda opening onto a huge terrace with swimming pool offers a breathtaking panoramic view of the surrounding vineyards. Under this terrace with a beautiful outdoor space is an artist's studio of more than 40 m<sup>2</sup> sometimes used as a performance hall or winter garden, it allows you to receive many friends on beautiful summer evenings. The cottage, completely renovated, includes a beautiful living room of approximately 40m<sup>2</sup> housing on one level an equipped kitchen, a dining area and a living room, a shower room and a WC. Upstairs, two bedrooms invite you to relax and contemplate. A small cellar is located under the cottage. The garden of this property is a true paradise for nature lovers, offering an inspiring and calming setting. Practical and technical question, Close to Givry The property is also 30 minutes from the TGV and 15 minutes from the A6 motorway. It is connected to mains drainage, the roof is new and the gas boiler is recent. The house also has a large garage and a cellar. Don't miss this unique opportunity to become the owner of an extraordinary house in a sought-after area. Do not hesitate to contact me to organize a visit and discover this property which will not fail to enchant you! Les honoraires d'agence sont à la charge de l'acquéreur, soit 3,91% TTC du prix hors honoraires.

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!



**Anne PAILLARD**

**GIVRY (71640)**

Agent

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## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 841548  
Property type ..... House  
Year of construction ..... 1850  
Exposure ..... E-W  
View ..... Vue dégagée, Panoramique

### SURFACES

Living space ..... 229 m²  
Surface Carrez Law ..... 229 m²  
Living room surface ..... 30 m²  
Land surface ..... 3510 m²

### COMPOSITION

Number of rooms ..... 10  
Number of bedrooms ..... 6  
Number of bathrooms ..... 1  
Toilets count ..... 4  
Washrooms ..... 1  
Terrace ..... 1

### DPE/GES

DPE ..... 147  
GES ..... 23

### APPENDIX

Parking ..... extérieur  
Parking space ..... 1  
Garage ..... 1  
Videophone ..... Non

### SERVICES

Heater ..... gaz  
Kitchen ..... aménagée  
Swimming-pool ..... Yes



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