



House

SAINT MARCEL (71)

295 900 €*

* Agency fees to be paid by the seller



134 m²



5 pièce(s)



3 chambre(s)

PROPERTY DESCRIPTION

Only 4km from Chalon-sur-Saône, in the town of St Marcel and close to all amenities, Jean-Paul BERNARD independent real estate agent CapiFrance offers you this superb architect-designed house of 134m², entirely on one level, with a enclosed and wooded land of 1470m² not overlooked, equipped with a well and a vegetable garden. Finally, a 25 m² outbuilding (garage, workshop) completes the exterior description of this property. This villa is made up of an entrance hall, a large, very bright living room with access to an east-facing terrace, but also a magnificent open kitchen. The sleeping area, for its part, includes 3 bedrooms with cupboards, a bathroom but also a vestibule with storage, toilet and sink. It should be noted that an extension of the house can certainly be considered because this beautiful house has convertible attics. This home is equipped with fiber optic, gas central heating, a wood stove and benefits from good recent exterior insulation, PVC windows and a crawl space. And to conclude the description of this beautiful architect-designed house, a veranda-winter garden enhances and embellishes the property! This exceptional property is highly sought after in this area, so do not delay in contacting me to visit it and/or obtain further 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

**CHALON-SUR-SAONE
(71100)**

Agent

RSAC : 529 223 315 00019

Courts service city :
CHALON SUR SAONE

(+33)6 25 17 31 01

LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 847806
Property type House
View Vue sur Jardin

SURFACES

Living space 134 m²
Living room surface 43 m²
Land surface 1470 m²

COMPOSITION

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

DPE/GES

DPE 239
GES 38

APPENDIX

Parking extérieur
Parking space 1
Garage 2
Cellar 1
Videophone Non

SERVICES

Heater bois
Heater gaz
Kitchen aménagée