

A RARE, TASTEFULLY RENOVATED BOURGEOIS MANOR HOUSE SITUATED IN THE COUNTRYSIDE BETWEEN MÂCON AND CLUNY

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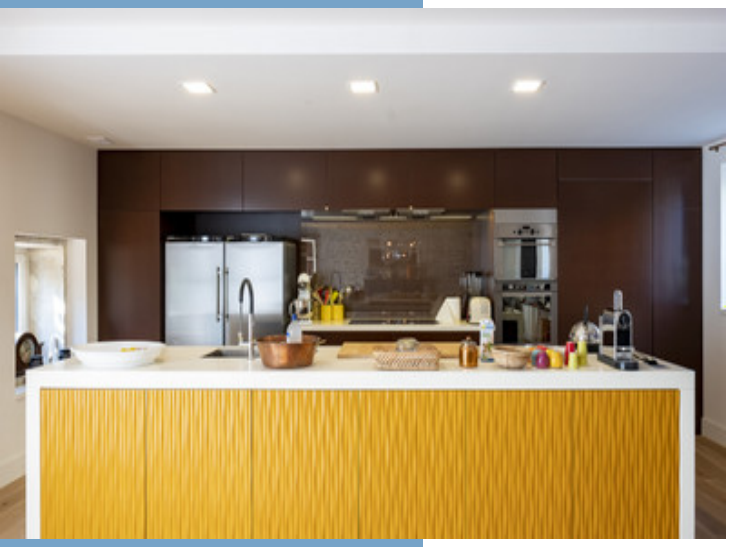




PROPERTY FACT FILE

REFERENCE	A46403CAF71
PRICE	€ 1,750,000 £ 0* *agency fees to be paid by the seller
BEDROOM	7
BATHROOM	7
ACCOMMODATION	407 m²
LAND	10000 m²
TOWN	Igé
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Campagne
CONDITION	
FEATURES	Swimming Pool, Private drainage, Private parking

*Price based on current exchange rate which is subject to change





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- A luxury retreat
- Beautiful landscaped gardens
- Stunning swimming pool and terraces
- 7 bedrooms each with ensuite bathroom
- Independent annexe apartment

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Nestled in the rolling hills of the Mâconnais countryside, this rare property offers an exceptional lifestyle. Tastefully renovated with high end finishes using premium materials this Bourgeois Manor house is distinguished by its timeless charm and unique setting. Lovingly restored with taste by its current owners as a luxury retreat for



DESCRIPTION

Nestled in the rolling hills of the Mâconnais countryside, this rare property offers an exceptional lifestyle. Tastefully renovated with high end finishes using premium materials this Bourgeois Manor house is distinguished by its timeless charm and unique setting. Lovingly restored with taste by its current owners as a luxury retreat for relaxed family living and entertaining.
This bright and spacious property is arranged to offer every comfort both inside and out. The modern kitchen-dining room is spacious and comfortable, including a large back kitchen and access to the courtyard for outdoor entertaining. The huge double living room is bathed in natural light; it has a beautiful central feature wood burner inviting comfort and warmth over the colder months. The 7 generous and bright bedrooms each have their own bathroom and WC, guaranteeing comfort and privacy for each of the occupants.
At the back of the property the landscaping enhances the view across the lawns and towards the luxurious swimming pool and deck leading towards the open countryside beyond. There is plenty of room for relaxed outdoor living with the pool house and terraces for enjoying the views. Continuing outside there is a natural well, a raised bed vegetable garden, a pond and a gazebo. There is an annex that has been arranged as an independent studio apartment and a large garden store.
Energy Performance Diagnosis (DPE) indicates a class C, highlighting good insulation, energy efficiency.

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More Online :
https://leggettprestige.com/luxury-property-for-sale/view/A46403CAF71

COMPLETE FILE AND PHOTO ON REQUEST

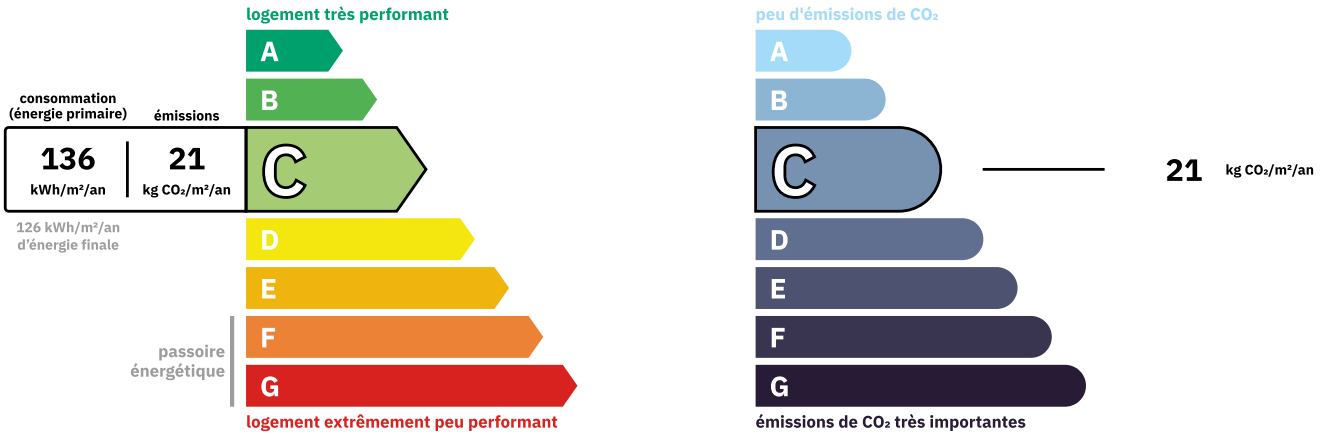
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ENERGIE-DPE

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr/



Property Moderatly efficient
Estimated annual energy costs
between 1160 € and 1630€ for 2021

NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchangerates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

CONTACT

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FILE COMPLETE AND PHOTOS ON REQUEST

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