



Stone-built house on the edge of village with all commodities, Saône et Loire,

€195,000

Ref: FRE38751

71760, Issy-L'evêque, Saône Et Loire, Bourgogne-Franche-Comté

* Sold * 6 Beds * 3 Baths * 159.55 m2m2

Character, stone-built house, within walking distance of all amenities in the village but with no immediate neighbours. Open views over neighbouring fields and even the possibility to fish in your own garden.

- fast broadband speed
- TGV station within easy reach
- fully renovated
- level garden
- river in the garden
- most of the accommodation is on one level
- mains drainage
- new electrics
- fishing
- tranquil setting but not isolated
- village with all facilities

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French Entrée

Property Description

We are selling our stone-built, attractive house on the edge of the village. The house, the oldest parts of which date from the late 18th century, has:

- a large kitchen (26,56 m²),
- three reception rooms (20,8 m², 18,35 m², 15,27 m²),
- four/five bedrooms (20,1 m², 11,4 m², 8,95 m², 8,94 m², 6,6 m² - the latter two in the converted central part of the loft with Velux windows and electric roller shutters),
- two bathrooms, including an en-suite to the main bedroom with double shower and roll-top bath),
- a pantry and a separate walk-in storage cupboard.

In all there is 159,55 m² of habitable space.

Outside there is a large outbuilding which accommodates a guest bedroom (27,93 m²) with a further WC and shower, the laundry, a freezer room and a workshop (28 m²). There is a single garage, a large shed (for the ride-on mower) and a large greenhouse. Across the centre of the back of the house, which is south-east facing, there is an 11m long awning with tiled roof and three Velux windows.

The house has been re-wired (three phase), re-plumbed, re-roofed and connected to mains drainage. All the internal beams have been sanded and treated. The house is heated by three wood-burning stoves plus a modern, zoned, programmable radiator system. The internet speed is fast (21Mb/s) and the village fibre-optic upgrade project has already started.

The garden is just over an acre of lawn, trees (including fruit trees) flower beds and 120 metres of river bank. There are several species of fish in the river so fishing from the garden is entirely possible. Due to the setting it is normal to be able to see great egrets, herons, buzzards and even kingfishers from the garden.

The house is located in a quiet lane which is also part of the route to Compostella and the GTMC long-distance mountain bike route. There are plenty of way-marked local walking and cycling trails and two literary walks, based on the local works of the author Irène Némirovsky, who lived in the village. There are three golf courses in the area.

There is a TGV rail station within 45 minutes' drive. Paris is 1 hr 20 mins and Lyon 35 mins, providing access to airports.

Gallery

