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Cosy cottage ready to move into, for sale north burgundy

Laignes , Côte-d'Or , Bourgogne-Franche-Comté



€179,000

inc. of agency fees

2 Beds 2 Baths 90 sqm 0.05 ha

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sale north burgundy

At a Glance

Reference	MFH-BUR-BH5481H	Near to	Laignes	Price	€179,000
Bed	2	Bath	2	Hab.Space	90 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

Stone house with two bedrooms. Annex (104m2) ready to be converted into guest house or atelier, with new roof, and utilities connected.

Walled courtyard garden. Situated in the hamlet Nicey at just 5 minutes from Laignes village with shops, and 20 minutes from town Chatillon sur Seine.

Cottage dates from XVIIth-XIXth century was completely restored in 2000 under architects supervision, still all the character elements have been maintained.

The House is on three levels:

Ground floor: entrance, toilet and shower area, dining area with open kitchen.

First floor: salon of 26m². with wood burner, the second room used today as library, but can easily be used as bedroom (13m²)

Second floor is accessed by wooden staircase to master bedroom under the eaves (25m²) and its en suite shower with toilet.

This house is in good quality, wooden beams, wooden floors, pointed stone walls, niches in the walls... plenty of burgundy character all round.

The barn has been prepared to receive a second home of some 100m². Roof is new, utilities and drainage have been connected. Today it provides a protected area in the shadow to enjoy the garden. Tomorrow it offers plenty of possibilities to the new owner. an atelier, garage, extra habitable space, a blanc canvas that can easily be filled in at minimum cost.

The Garden is enclosed by a stone wall. A fruit garden to the back and lawn to the front. Enough shadow places for that siesta and enjoyment of that glass of wine.

A **beautiful house** for culture and nature lovers looking for peace and relaxation in an authentic part of Burgundy ready to use. The house has been restored and is ideal for a couple or a small family. Anyone wishing to extend the house can do so relatively easily by creating a guest flat in the barn space and/or by connecting the house to the barn. But it's certainly not necessary! Without these adjustments, it's a great place to live.

Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€179,000

Key Information

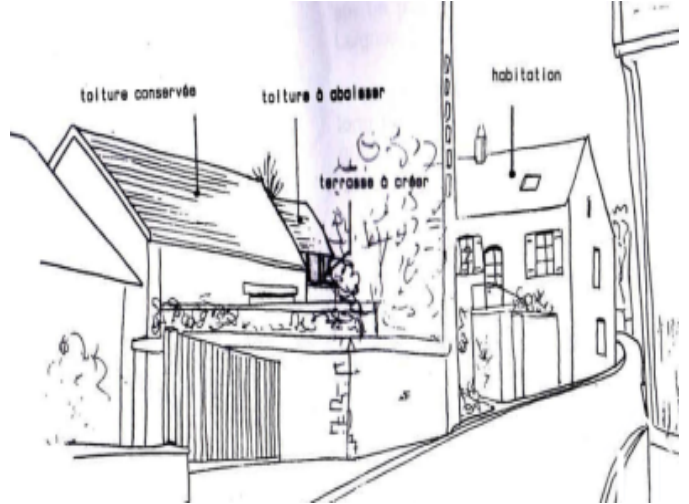
Internal Area:	90 sqm
Land Area:	0.05 ha
Property Features:	
• Energy Consumption:	285

Location: Bourgogne-Franche-Comté



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