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## Large house with cellars to be developed near to Santenay

Paris L Hopital , Saône-et-Loire , Bourgogne-Franche-Comté



**€220,000**

inc. of agency fees

4 Beds    1 Baths    174 sqm    0.1 ha

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### At a Glance

Reference	MFH-BUR-BH5487M	Near to	Paris L Hopital	Price	€220,000
Bed	4	Bath	1	Hab.Space	174 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

### Property Description

Grand house, in lively wine growing hamlet of the maranges wine valley. Great opportunity to develop into 180m2 house, and more if loft of 100M2 is also developed. Two grand vaulted cellars, garage and former bread oven. All on 1000m2 plot.

The owner has decided to stop the work, as we the estate agent have advised him to better sell as is, than to develop something another person does not like. So today you have one large open space of 106m<sup>2</sup>, where originally the kitchen, salon and bathroom where. So now there are several patches with chassagne stone floors. The ceiling is with wooden beams. there is a fire place and many windows with shutters.

Some steps up another large area of 68m<sup>2</sup> with today 4 bedrooms, this can easily be converted to three bedrooms, each with their en suite shower room.

Underneath this area, is the large garage and utility area, and therefore easy to place the services ( water, drainage) where ever you wish. In this utility area Old oil burning boiler for central heating with iron radiators in all the house.

The loft can be reached via a fixed staircase, though only one side can be developed. Luckily it is the large side, with a foot print of 100m<sup>2</sup>. The wooden beams would be a nice feature. The roof is in good condition, though not insulated.

Outside to the front, gates to the street, a summer house where with open fire place where the bread oven used to be.

A great project, to develop a grand family home, or a B&B business in a sought after village. Just 10 minutes from Santenay and chagny with all shops, and 20 minutes from cosy and historic Beaune.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	1
Price	€220,000

Key Information

Internal Area:	174 sqm
Land Area:	0.1 ha
Property Features:	
• Fireplaces:	1

Location: Bourgogne-Franche-Comté



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