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## Farmhouse with Numerous buildings and Hectare of land

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



# €295,000

inc. of agency fees

4 Beds   1 Baths   131 sqm   1.5 ha

Sitting independently on land of 1.3 hectares in a small traditional village between the market towns of Arnay le Duc and Saulieu, this is a rare opportunity...

### At a Glance

<b>Reference</b>	MFH-BUR-RT5498P	<b>Near to</b>	Sussey	<b>Price</b>	€295,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	131 sqm
<b>Land</b>	1.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Sitting independently on land of 1.3 hectares in a small traditional village between the market towns of Arnay le Duc and Saulieu, this is a rare opportunity to purchase an ancient farm with habitable farmhouse, numerous buildings and land.

The property offers numerous possibilities from working with the land, keeping animals, growing crops, vegetable and fruit trees and a real possibility of seasonal or long-term rental. It also gives the opportunity of a change of lifestyle project.

The property consists of: Habitable Farmhouse on 3 levels.

Ground floor: Entrance reception with toilet leading to a character living room of 40m<sup>2</sup> with exposed oak beams, an open-fire place with wood stove and adjacent wood cooker/oven and direct access to the enclosed walled garden. The current kitchen is incorporated within the living area. Also leading from the living area is a charming cellar/pantry. Bedroom with a beautiful, exposed oak beamed ceiling and a shower room with toilet.

The upper floor is reached by a charming wooden staircase which turns to a landing accessing three bedrooms all with the character features expected of an ancient farmhouse. In addition, there is a room suitable as an office or a walk-in dressing area. This level is structured to give 4 rooms but could be changed to offer larger en suite rooms.

The staircase continues to access the spacious attic of 50m<sup>2</sup>. This area offers more exposed oak beams and is waiting to be converted to several rooms or one large functional room.

In addition, there is a working water well, access to a beautiful wine cellar and an easy kept front garden. Behind the house is a spacious walled garden of 760m<sup>2</sup> suitable for a swimming

pool or vegetable garden with orchard. The choices are endless.

Certain areas of the habitable space would need upgrading and personal decoration but are immediately habitable will all function in good working order.

#### Other Buildings:

There are numerous stone buildings which form the previous farming elements of the property. All these buildings are in good to very good condition and most have a connection of electric and some with water.

They range from a small chicken shed to the largest of farm barns. A full detailed list is available.

The total ground surface of the outbuildings is estimated at 1,000m<sup>2</sup>.

The main section of land is a field suitable for grazing with access from the area of the barns and from a small local road at the top end of the field. This section of land is 11.470m<sup>2</sup>.

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€295,000

## Key Information

Internal Area:	131 sqm
Land Area:	1.5 ha

### Property Features:

- Energy Consumption: 519

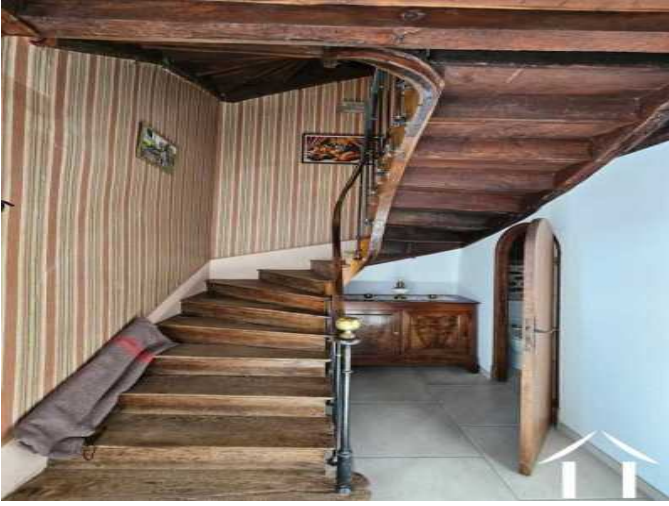
## Location: Bourgogne-Franche-Comté



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**S. and L. BROWN**



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