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## Charming Cottage with large garden and Pool

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



**€240,000**

inc. of agency fees

2 Beds   1 Baths   112 sqm   0.29 ha

Charming Cottage with large garden and Pool

### At a Glance

Reference	MFH-BUR-RT5508P	Near to	Culetre	Price	€240,000
Bed	2	Bath	1	Hab.Space	112 sqm
Land	0.29 ha	Pool	No	Land Tax	N/A

### Property Description

Situated on the edge of a small tranquil village, this charming stone cottage sits independently and is immediately habitable with 2 bedrooms, spacious living areas and a large garden with views and a swimming pool.

The property consists of habitable house with a section once belonging to the Chateau of the village.

#### House:

Access is directly to the character salon with its stone open fireplace and oak beamed ceiling. This room is the oldest part of the house dating to the 13th century and once belonged to the village Chateau and was occupied by the local gardener of the Chateau. The rest of the house was converted from a stable to provide additional habitable area. Today, it has an open plan fitted kitchen with dining and sitting room. Two staircases, at opposite ends connects the upper floor bedrooms with mezzanine area. The shower room and toilet are on the ground floor.

There is access from the ground floor sitting area to the gravel terrace, swimming pool and garden.

#### Garden

The charming garden is planted with many flowering shrubs and plants and with mature trees has superb open views over the distant countryside. A true haven!

#### Swimming pool:

The pool is partly in the ground but remains demountable. Winter and summer cover, alarm system and access steps are all available. A new pump filter was installed in 2013.

Dimensions: Length – 6.80m, Width – 3.55m and Depth 1.20m.

#### Other buildings

Garage with wine cellar below.

Heating is by open wood fire, a wood stove supplemented by electric radiators.

The village of Culètre is located in the triangle of Arnay le Duc, Pouilly en Auxois and Bligny sur Ouche. Access to the autoroute network is a 15-minute drive, Dijon is 50 minutes, and the wine area of Beaune is 30 minutes. Local shops and restaurants are at Bligny sur Ouche and Arnay le Duc, both at 10 minutes. Close by is the Burgundy canal with its cycle paths connecting Dijon and the north of Burgundy. Medical services, schools and colleges are at 10 to 15 minutes. Up market Michelin restaurants can be found at 10 minutes

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€240,000

## Key Information

Internal Area:	112 sqm
Land Area:	0.29 ha
Property Features:	
• Energy Consumption:	328

## Location: Bourgogne-Franche-Comté



## Gallery







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