

[Click to view MFH-BUR-CR5548BS](#)

1972 bungalow with a large garden crossed by a river

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



€216,000

inc. of agency fees

4 Beds 2 Baths 111 sqm 0.26 ha

In a quiet village not far from Nolay, this 1972 dwelling house with garage overlooks a large enclosed garden with a river running through it and offers...

At a Glance

Reference MFH-BUR-CR5548BS

Bed 4

Land 0.26 ha

Near to Vauchignon

Bath 2

Pool No

Price €216,000

Hab.Space 111 sqm

Land Tax N/A

Property Description

In a quiet village not far from Nolay, this 1972 dwelling house with garage overlooks a large enclosed garden with a river running through it and offers stunning views over the woods beyond.

The house is accessed via the garage beneath the house, or via an outside staircase leading to an entrance hall. From here, two doors open onto a kitchen overlooking the garden and a large living room opening onto a balcony, with a dining area and a cosy sitting room with a wood-burning stove. A corridor leads to four large bedrooms, a bathroom and a separate WC. A door opens onto a staircase leading down to the ground floor, which has been converted into a summer kitchen, living room and shower room with WC. From here, access is gained to the courtyard with its awning and down to the magnificent garden, its vegetable patch, its relaxation area by the river and its many trees. A magical place to be discovered quickly!

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€216,000

Key Information

Internal Area: 111 sqm

Land Area: 0.26 ha

Property Features:

- Energy Consumption: 208

Location: Bourgogne-Franche-Comté



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,

or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved