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## 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







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**S. and L. BROWN**



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