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## Large house with swimming pool near Beaune

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



**€365,000**

inc. of agency fees

4 Beds 1 Baths 205 sqm 0.16 ha

With its garden directly overlooking the vineyards, in a wine-growing village near Beaune, this large family home with fine original features, built...

### At a Glance

**Reference** MFH-BUR-CR5563BS

**Bed** 4

**Land** 0.16 ha

**Near to** Beaune

**Bath** 1

**Pool** No

**Price** €365,000

**Hab.Space** 205 sqm

**Land Tax** N/A

### Property Description

With its garden directly overlooking the vineyards, in a wine-growing village near Beaune, this large family home with fine original features, built over cellar and garage, offers a large garden with swimming pool.

From the street, an outside staircase leads up to a balcony and south-west-facing terrace. Three doors open onto the house: kitchen, entrance hall and living room. The main door opens onto an entrance hall which leads on the left to a bright, fully equipped kitchen with space for a table for 6, French doors and a window opening onto the balcony.

To the right of the entrance, a double pane door opens onto an impressive 80m<sup>2</sup> living room with a magnificent beamed ceiling and original floor tiles and Burgundy flagstones, numerous openings including 2 French doors opening onto the balcony on the street side and onto the courtyard on the garden side.

With some original stone walls and oak pillars, small nooks such as a cozy lounge and a study area, divide up this living space. A majestic steel wood burner is centered on the far wall. From the entrance hall, a long corridor leads to a shower room and 4 bedrooms on either side. The last bedroom at the end of the corridor could be converted into an en-suite, as a lean-to adjoining the house could be turned into a shower room. In the same hallway, a door opens onto a staircase leading down to the 2 garages. Here you'll find the interior part of a heat pump that supplies heating and hot water. On either side of these 2 garages, accessible from the street, are 2 semi-buried wine cellars on one side and two storage/workshop areas on the other.

On level 1, opposite the front door, another door opens onto the garden, which begins with a large courtyard with a dining area and bbq space.

A small pathway and stone steps lead up to the garden, planted with old trees. You arrive at the first "landing" with a 3.5 x 7.5 m tiled pool with paving around it, where you can lounge in a deckchair overlooking the house below and the garden above.

As you climb to the top of the garden, you have a direct view of the vineyards on the other side of the countryside path, as well as a view of the village with its church beyond the house.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€365,000

## Key Information

Internal Area: 205 sqm

Land Area: 0.16 ha

Property Features:

- Energy Consumption: 90

**Location: Bourgogne-Franche-Comté**



## Gallery







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**S. and L. BROWN**



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