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## Large house with swimming pool near Beaune

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



# €399,000

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

<b>Reference</b>	MFH-BUR-CR5563BS	<b>Near to</b>	Beaune	<b>Price</b>	€399,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	205 sqm
<b>Land</b>	0.16 ha	<b>Pool</b>	No	<b>Land Tax</b>	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	€399,000

## 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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