

[Click to view MFH-BUR-CR5568BS](#)

## Stone house with enclosed garden and views of the vineyards

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



# €290,000

inc. of agency fees

4 Beds   2 Baths   168 sqm   0.05 ha

In the center of a charming wine village with shops and restaurants. With original features: oak beams, wooden floors, stone walls it has the comfort...

### At a Glance

<b>Reference</b>	MFH-BUR-CR5568BS	<b>Near to</b>	Santenay	<b>Price</b>	€290,000
<b>Bed</b>	4	<b>Bath</b>	2	<b>Hab.Space</b>	168 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the center of a charming wine village with shops and restaurants. With original features: oak beams, wooden floors, stone walls it has the comfort of a renovated house. With its private enclosed garden its beautiful Cistercian vaulted cellar, it is a perfect pied-à-terre for wine lovers.

The entrance hall opens onto the kitchen a few stairs up to the left and to the dining room on your right. The dining room is L shaped with exposed stone walls and a fireplace with wood burner. A large window facing the street and a door opening onto the covered terrace bring in sun light. The fitted kitchen with a pantry in the back, dates from the 90s. It has 2 openings, a window facing the street and a door opening onto the covered terrace. From the terrace you can go down into the enclosed courtyard. In the entrance hallway there is a separate toilet. After the dining room a corridor leads to two bedrooms with parquet flooring and windows opening onto the courtyard, a bathroom and a hallway. Steps lead you up to a large living room under the very high eaves which shows the beautiful original oak beams. The floor is parquet and a window opens onto the garden. Stairs lead up to a kid's room built in the attic with a very low door opening so as to preserve the beam structure. Another bedroom sits next to the living, with a few steps going up. From the living, stairs lead you down to 2 rooms, semi buried, with windows facing the garden. These extra heated rooms (not counted in the habitable space) could be used as a summer kitchen, an art studio, an office or with proper insulation could be converted into a bedroom. The second room has a door opening onto the beautiful walled garden with trees, a water well and a bread oven. Beyond the garden the Santenay vineyards make a beautiful setting for summer outdoor meals. Another door opens onto the enclosed courtyard with access to a woodshed/workshop, the downstairs laundry room with shower and toilet and the beautiful Cistercian wine cellar. Two extra cellars available for storage. From the courtyard, a door opens onto the street with stairs going up to the street level and a flight of stairs lead you up to the covered terrace. A perfect spot for wine lovers.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€290,000

## Key Information

Internal Area:	168 sqm
Land Area:	0.05 ha
Property Features:	
• Energy Consumption:	236

## 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 calling 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**

great service  
fast transfers

send money abroad 24/7

excellent rates