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House with swimming pool and enclosed garden

Montceau Et Echarnant , Côte-d'Or , Bourgogne-Franche-Comté



€430,000

inc. of agency fees

4 Beds 2 Baths 163 sqm 0.1 ha

In a charming village 5km from Bligny sur Ouche, a house on a quiet road, with an enclosed garden of 1000 m² including a swimming pool. The house with...

At a Glance

Reference MFH-BUR-CR5586BS

Bed 4

Land 0.1 ha

Near to Montceau Et Echarnant

Bath 2

Pool No

Price €430,000

Hab.Space 163 sqm

Land Tax N/A

Property Description

In a charming village 5km from Bligny sur Ouche, a house on a quiet road, with an enclosed garden of 1000 m² including a swimming pool. The house with 4 bedrooms and 2 bathrooms has burgundy character with oakwood beams and stone walls. A guest house accessible by the garden can be bought separately. It is also possible to purchase land with stables if one has horses.

The original stone house with its barn was renovated in the 70s giving a family home with 2 bedrooms a living room, a dining room and a kitchen with pantry. The extension done in the 80s added 2 bedrooms a bathroom and a library hallway on top of a very large garage. The floors are tiled or with massive wood parquet or laminate parquet.

All the windows and doors were changed between 2016 and 2019 and are of high quality PCV. In the living and dining, the ceilings are “plafonds à la française” (oakwood beams). You can enter the property via the electric fence and access the house through the ground floor entrance or via the beautiful stone stairs leading up to the terrace in front of the living room. The cozy living room has a wood burner that adds extra comfort. It opens onto a separate dining room with space for a large table sitting 6 to 10. From the dining and the living, a few stairs bring you to a hallway opening onto the kitchen, the pantry a separate toilet with washbasin and a bedroom with a sink. This hallway leads to stairs going down to the main entrance now used as an office.

On this ground level, there is a shower room, a separate toilet and a bedroom. From here, one can access the basement with a large storage area, a laundry area and a boiler area. Another space for storage brings you to the temperature-controlled wine cellar. From the basement, a small door opens onto the garden and another door with stairs bring you to the very large garage with a wood stocking area. The garage is accessed by the road and has a door to go straight into the garden.

Back into the house, from the living room, oakwood stairs bring you up to the “extension” with a comfy reading area that leads to the two large bedrooms with a shared large bathroom. From the reading area, you can access the attics with high rooftops that could be transformed into extra rooms if one so wished to. The garden is enclosed with stone walls and has a covered terrace area which is much appreciated on hot summer days. An extra shed is used as a workshop, and behind the pool, one more shed is used for stocking the pool equipment.

If one would like to have a guest house business, from the pool house you can enter the garden of the guest house which has 2 bedrooms, a beautiful vaulted cellar and many sheds and barns for future expansion. This guesthouse is not included with this sale but can be purchased separately. If you have horses, it is also possible to buy land with horse stables.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€430,000

Key Information

Internal Area: 163 sqm

Land Area: 0.1 ha

Property Features:

- Energy Consumption: 246

Location: Bourgogne-Franche-Comté



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S. and L. BROWN



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