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Large country house with gardens, pool and barn

Montmelard , Saône-et-Loire , Bourgogne-Franche-Comté



€395,000

inc. of agency fees

5 Beds 2 Baths 250 sqm 0.7 ha

A charming 5 bedroom stone property in a very quiet situation between the historic towns of Cluny and Charolles. The 7000 m2 gardens have a family...

At a Glance

Reference MFH-BUR-JDP5589S

Bed 5

Land 0.7 ha

Near to Montmelard

Bath 2

Pool No

Price €395,000

Hab.Space 250 sqm

Land Tax N/A

Property Description

A charming 5 bedroom stone property in a very quiet situation between the historic towns of Cluny and Charolles. The 7000 m² gardens have a family sized pool, lawns, a small wood and an orchard. Lovely views of Montmelard on one side and the rolling hills of Southern Burgundy on the other.

This beautiful character home is accessed by a rural track leading to a handful of neighbouring properties, which are barely seen due to the hilly, wooded terrain. Nearby Montmelard is a friendly village with a renowned restaurant named after the nearby Mont Saint Cyr, the highest point in south Burgundy. A 10 minute drive will take you to either Dompierre les Ormes or Matour for local shops and services.

The centrepiece of the ground floor is a magnificent dining room and fitted corner kitchen, with French windows both the east and the west showing off the greenery and views all around. To one side of this is a cosy but spacious 'winter' salon with terracotta floor tiles and a wood burning stove. Above that is a light and airy 'summer' salon. To the other side of the dining room is the old kitchen / utility room, and a very large bedroom. To the back of the house, accessible from both kitchens and the back garden, is a hallway and a shower room with WC.

The first floor is accessed via a staircase from the hallway. A corridor leads to 3 double bedrooms and a bathroom with WC. These rooms have kept their rustic character with terracotta tiles or wood flooring. Another staircase leads to the top floor where 2 smaller bedrooms can be found under the eaves.

The house is double glazed, apart from one window. Part of the ground floor is heated by radiators from a gas boiler, but this would need extending for year round use. An efficient wood burning stove has been installed in the lower salon.

The property benefits from mains drainage.

To the side of the house is a triple height barn with a footprint of about 35 m². To the other side is a workshop. There is also an independent bread oven, and a vaulted cellar underneath the original house.

The garden is mostly laid to lawn, with plenty of room for children or pets to run around, and a large terrace close to the kitchen for outside dining. There are mature shady trees and a 12 x 6 m salt water pool, all surrounded by great views. A wooded area of 2500 m² is attached to the garden. Just over the little-used rural track is a walled orchard and a private parking area. There is also room to park in a shady area by the house.

A spacious character property in beautiful natural surroundings.

Summary

Property type:	Countryside house
Bedrooms:	5
Bathrooms	2
Price	€395,000

Key Information

Internal Area: 250 sqm

Land Area: 0.7 ha

Property Features:

- Energy Consumption: 385

Location: Bourgogne-Franche-Comté



Gallery





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S. and L. BROWN



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