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Charming Village House close to Epoisses

Bard Les Epoisses , Côte-d'Or , Bourgogne-Franche-Comté



€220,000

inc. of agency fees

2 Beds 2 Baths 165 sqm 0.12 ha

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At a Glance

Reference	MFH-BUR-RT5597P	Near to	Bard Les Epoisses	Price	€220,000
Bed	2	Bath	2	Hab.Space	165 sqm
Land	0.12 ha	Pool	No	Land Tax	N/A

Property Description

This charming property has been carefully renovated, creating a warm and inviting atmosphere just moments away from the market town of Epoisses, the historic village of Semur en Auxois, and Montbard train station, which provides easy access to Paris, Amsterdam, London, and Brussels. The beautifully landscaped gardens offer a peaceful outdoor retreat, showcasing stunning views of the village and the surrounding hills. This home is an ideal choice for those seeking a second residence to fully enjoy the region's natural beauty and rich cultural heritage. Discover scenic hiking trails, vibrant local markets, and the chance to visit captivating historical landmarks, all within easy reach.

This property is perfectly located near the village centre, next to a charming church and set back on its own land, offering a wonderful blend of convenience and tranquility. Renovations completed in 2015 transformed the barn into a comfortable living space, enhanced by beautifully landscaped gardens that add to the property's appeal.

Ground Floor: 93 m²

Upon entering, you are welcomed by a spacious entrance hall leading to the upper levels and a practical storage cellar. The expansive open-plan living room, covering 54 m², is enhanced by a central wood stove, along with a well-equipped kitchen featuring modern appliances and a wrap-around island bar with seating. The room showcases the full height of the barn's roof adorned with exposed oak beams, offering picturesque views of the gallery-style mezzanine. Additionally, there is a bedroom with direct garden access, complete with an ensuite shower and wash basin, alongside a separate toilet.

Upper Floor: 68.71 m²

The upper level features a 31 m² mezzanine furnished with office space and internet connections, making it perfect for remote work. The master bedroom includes an ensuite shower, toilet, and wash basin, with the option to reopen the original fireplace for added charm.

Upper Floor 2: 19 m2

Accessed by a spiral staircase from the mezzanine, this versatile third bedroom is ideal for guests or family members.

Surrounded by lush gardens that extend around the front, side, and rear, the property also includes an additional section of land acquired in 2017, totaling 1167 m2. These gardens create a peaceful outdoor retreat perfect for relaxation, gardening, outdoor dining, and enjoying stunning views. The gardens feature a variety of flowers, shrubs, and fruit trees, along with ample space for a vegetable plot. A lovely fishpond adjacent to a BBQ area and seating enhances the tranquil atmosphere, complemented by two garden sheds and a winter garden for added convenience.

The nearest market town, Epoisses, is just 4 km away, offering a variety of commercial options, including a renowned cheese-making business and the Royal Chateau with its exquisite gardens and events. The Montbard TGV station, with connections to Paris, is located 21 km from the property, while the historic town of Semur-en-Auxois, rich in culture, is only 9 km away. Convenient autoroute access to both the north and south is available just 20 km away.

The property is in excellent condition and ready for immediate habitation, making it an ideal choice for those seeking a picturesque second home in a tranquil setting.

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	2
Price	€220,000

Key Information

Internal Area: 165 sqm

Land Area: 0.12 ha

Property Features:

- Energy Consumption: 200

Location: Bourgogne-Franche-Comté



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S. and L. BROWN



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