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## Single-story village house built in 2015

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



€230,000

inc. of agency fees

2 Beds 1 Baths 100 sqm 0.1 ha

Situated in a picturesque village only 5 km from Bligny sur Ouche, this delightful bungalow features stone walls while offering the comforts of a modern...

### At a Glance

**Reference** MFH-BUR-CR5602BS

**Bed** 2

**Land** 0.1 ha

**Near to** Montceau Et Echarnant

**Bath** 1

**Pool** No

**Price** €230,000

**Hab.Space** 100 sqm

**Land Tax** N/A

### Property Description

Situated in a picturesque village only 5 km from Bligny sur Ouche, this delightful bungalow features stone walls while offering the comforts of a modern home, complete with a carport, garage, outbuilding, and an enclosed garden, making it ideal for a holiday getaway or for a young couple in search of their first residence

As you arrive, an automatic gate opens to reveal a charming courtyard that sets the tone for this inviting property.

To the right stands an outbuilding, while the main house takes pride of place in the center. A carport and garage are located in the back to the left.

The rear entrance opens into a welcoming hallway. On the left is the first bedroom, and to the right, a toilet. A corridor with built-in wardrobes leads to a modern shower room, followed by a spacious second bedroom.

Straight ahead, the home opens up to a bright and airy living area. On the right, a cozy lounge and dining space, and to the left a the fully equipped kitchen. This side of the house enjoys morning light and beautiful views across the village and towards a picturesque 12th-century windmill on a nearby hill.

A small utility room houses the water boiler and laundry facilities, with direct access to the outdoors.

The main living area features elegant burgundy stone flooring, while the bedrooms are finished with warm laminated wood parquet. The entire home is equipped with underfloor heating for year-round comfort.

Accessed via a charming stone staircase, the outbuilding includes a boiler room with heat pump and two additional rooms, ideal for storage, a workshop, or conversion into guest space.

This property offers a comfortable and well-designed living environment, with a peaceful connection to its surroundings—an ideal second home for those seeking a retreat in a picturesque village setting.

## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€230,000

## Key Information

Internal Area: 100 sqm

Land Area: 0.1 ha

Property Features:

- Energy Consumption: 125

**Location: Bourgogne-Franche-Comté**



## Gallery







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**S. and L. BROWN**



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