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Modern 5 bedroom house in a unique natural setting

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



€595,000

inc. of agency fees

5 Beds 2 Baths 250 sqm 0.28 ha

On the edge of a small town south of Beaune, at walking distance from its popular Sunday market and Michelin starred restaurant, you will find this...

At a Glance

Reference MFH-BUR-JDP5598S

Bed 5

Land 0.28 ha

Near to Chagny

Bath 2

Pool No

Price €595,000

Hab.Space 250 sqm

Land Tax N/A

Property Description

On the edge of a small town south of Beaune, at walking distance from its popular Sunday market and Michelin starred restaurant, you will find this beautiful property in an oasis of calm. Built in 2008 in excellent quality on a 2750 m² plot, it was designed to make the most of the protected site.

Chagny is a great base from which to enjoy the canal du Centre, the Cote de Beaune vineyards and the gastronomic region of southern Burgundy. It has easy access to the road and rail network, yet in this property you can be woken by a chorus of birdsong or the gentle ripple of a boat passing by.

The house is accessed by a quiet canal-side road and sits independently in its generous south-facing gardens. Enter into a central hallway which leads into a large bright living and dining room, with a cosy salon area and glazed patio doors all around leading to a choice of sunny or shady terraces. Also on this level are 2 ground floor bedrooms, a shower room, a separate WC, a fitted kitchen with access to the pool terrace, and a utility room. From here, there is also an internal door to the garage / workshop and double carport.

Upstairs a spacious central mezzanine can be used as a large office or a leisure area and leads to 3 more bedrooms, a bathroom and a separate WC. Dormer windows have been chosen so as to appreciate the views fully. Further along are 2 loft rooms over the garage and carport, useful for storage or possibly for creating more living space. There is a practical pulley here to raise furniture from the ground floor.

The windows are double glazed with aluminium on the outside and oak on the inside, including the garage. The insulation is reinforced and heating / air conditioning is by heat exchange units, with a central wood-burning stove in the living area for extra warmth and ambiance in winter.

The house is well thought out with plenty of space for extended family or friends. The main feature is the large bright open plan living area with sliding French windows covering 2 sides,

making the property blend into the surroundings and leading directly to the terraces and pool area.

The modern design of the house is contrasted by the old stone of the outbuildings, which were previously used as stables for the donkeys in the former quarry. Here, there is a wine cellar, a storage room, also housing the pool equipment, and a shelter and bar area next to the 9m x 4m pool, all of which gives a holiday feel to the property.

The garden is secluded and planted with a variety of mature trees around the lawns and terraces. The adjacent land is now a nature site, with mature vegetation attracting many species of birds and other wildlife.

A beautiful and practical home, offering modern comforts in a privileged natural setting

Summary

Property type:	House
Bedrooms:	5
Bathrooms	2
Price	€595,000

Key Information

Internal Area:	250 sqm
Land Area:	0.28 ha

Property Features:

- Energy Consumption: 130

Location: Bourgogne-Franche-Comté



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S. and L. BROWN



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