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## Large architect house on ground level with pool

Nolay , Côte-d'Or , Bourgogne-Franche-Comté



€435,000

inc. of agency fees

3 Beds 1 Baths 195 sqm 0.58 ha

At the end of a no through road  
in a village with all amenities:  
stores, restaurants, medical  
center, schools, this single-story  
architect-designed...

### At a Glance

**Reference** MFH-BUR-  
CR5604BS

**Bed** 3

**Land** 0.58 ha

**Near to** Nolay

**Bath** 1

**Pool** No

**Price** €435,000

**Hab.Space** 195 sqm

**Land Tax** N/A

### Property Description

At the end of a no through road in a village with all amenities: stores, restaurants, medical center, schools, this single-story architect-designed house has been conceived for people with reduced mobility. With a magnificent terrace overlooking a garden with vegetable patch and fruit trees.

It is the last house on a dead-end road with little traffic. An electric gate with camera allows direct access to the property. A garage with electric door allows you to park your car and enter the house through a door opening onto the house's central corridor.

Guests can access the 200 m<sup>2</sup> terrace through a glass door that opens onto the conservatory with an aqua blue Jacuzzi in the center. A second glass door leads into the open kitchen, with a central island and stools for family lunches. The fully equipped kitchen is sober and refined, designed for cooking lovers. It opens onto a living area with many French bay doors, bringing light and the outdoors into the room. A high-ceilinged living and dining area with plenty of light from the triangular windows on the west gable.

The bay windows open onto the terrace to the west and south, as well as onto the loggia and its jacuzzi.

Behind the kitchen is a large pantry with laundry, storage and utility space, as well as a technical area with the boiler coupled with a horizontal geothermal pump to supply underfloor heating throughout the house.

A water softener is also located here.

From the kitchen, a corridor leads to the three bedrooms on the garden side, and to the shower room, toilet and garage on the road side.

Two bedrooms are 16 m<sup>2</sup> with closet space and a bay window opening onto the south-facing terrace, and the third, 25 m<sup>2</sup>, currently used as a large office, has openings on the entrance side of the property and a bay window opening onto the terrace.

The shower room is very large, having been designed to accommodate a sauna. If desired, a large bathtub could be installed in addition to the shower, which is designed to accommodate a wheelchair.

Outside, the L-shaped terrace wraps around the house to the south and west, with a view over the large lawned garden bordered by the Cozanne, the small river that runs through Nolay. At the end of the garden, in the south-west corner, you can see some of the old stone houses of the neighboring hamlet. In the other corner, the pool area with the above-ground swimming pool, heated by a heat pump and currently covered by a winter cover. A small technical shed with storage space for garden and pool furniture. The pool area is surrounded by a screen for comfort and privacy.

Next to the terrace, towards the entrance, a vegetable garden enclosed by a low wall is equipped with an automatic watering system.

Between the pool and the house, a 30 m<sup>3</sup> water tank collects well water and is used for the toilet, pool and garden watering.

Come and visit this beautiful property to appreciate the spaciousness of its rooms.

Summary

Property type:	Modern Villa
Bedrooms:	3
Bathrooms	1
Price	€435,000

Key Information

Internal Area:	195 sqm
Land Area:	0.58 ha
Property Features:	
• Energy Consumption:	58

Location: Bourgogne-Franche-Comté



## Gallery







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**S. and L. BROWN**



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