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Stone house with character in quiet village

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



€199,000

inc. of agency fees

2 Beds 1 Baths 117 sqm 0.07 ha

Property Description In a charming village 5 km from Bligny sur Ouche, this house is located on a quiet...

At a Glance

Reference MFH-BUR-CR5606BS

Bed 2

Land 0.07 ha

Near to Montceau Et Echarnant

Bath 1

Pool No

Price €199,000

Hab.Space 117 sqm

Land Tax N/A

Property Description

Property Description

In a charming village **5 km** from **Bligny sur Ouche**, this house is located on a **quiet road** within the village and features an enclosed garden of **734 m²**.

Architectural Details

This **1812 house** retains many **original features**, including **Burgundy stone pavement**, **terra cotta tiles**, **oakwood beams**, and **stone walls**, all contributing to its unique charm.

Additional Amenities

A convenient annex, complete with a **loft** and its own entrance, can be utilized as a **guest house**.

Entrance and Living Areas

In the back, one can **park the car** and walk into the entrance, which is located below the main living space. The original **burgundy stone pavement** and **windows** opening towards both the courtyard and the garden-covered terrace create a welcoming atmosphere. An old **oakwood door** leads to the basement, and a charming staircase ascends into the very bright kitchen.

The Kitchen

The kitchen features three windows facing **south-west** and one facing **north-east**, allowing an abundance of light to fill this country-style space. It includes a **wood burner** and a high beamed ceiling. A **cast iron and glass door**, designed to fit the stone archway, leads to the **large living room** equipped with an open fireplace.

Access to the Garden

A glass door, flanked by two windows, opens to the outside stone stairway which descends into the garden. On the opposite side, stairs lead up to the bedroom under the eaves.

The Bedroom

This very large bedroom showcases beautiful **oakwood beams** and a dormant window that offers views of the garden and, beyond the rooftops, the **Morvan hills**. A curtain separates the bathroom from the bedroom, which includes a bathtub, a toilet, and a sink positioned next to it. The flooring is covered with wall-to-wall carpet over wood.

The Guest House

You enter the **guest house** through the courtyard. This beautiful space features **burgundy pavement**, stone walls, and a magnificent chimney that can be admired from both the living area and the loft above. A **wood burner** is situated in the hearth, and a glass door opens onto the garden.

The Garden

The garden is adorned with old trees, abundant flowers, and plants, featuring a path that leads to a wooden gate. A lovely covered terrace sits adjacent to the main entrance, offering a serene spot to enjoy the surroundings.

Summary

Property type:	Village house
Bedrooms:	2
Bathrooms	1
Price	€199,000

Key Information

Internal Area: 117 sqm

Land Area: 0.07 ha

Property Features:

- Energy Consumption: 819

Location: Bourgogne-Franche-Comté



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S. and L. BROWN



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