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## Small house along a river with private garden

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



**€185,000**

inc. of agency fees

3 Beds 1 Baths 90 sqm 0.09 ha

In a hamlet 3 km from Nolay, this bright home is situated along the Cosanne, a charming river that offers a soothing gentle murmur. A lovely garden...

### At a Glance

Reference	MFH-BUR-CR5611BS	Near to	Change	Price	€185,000
Bed	3	Bath	1	Hab.Space	90 sqm
Land	0.09 ha	Pool	No	Land Tax	N/A

### Property Description

In a hamlet 3 km from Nolay, this bright home is situated along the Cosanne, a charming river that offers a soothing gentle murmur. A lovely garden surrounded by hedges and very private thanks to lush vegetation.

You enter a landing that opens onto a living room facing south. The black and white tiling on the floor evokes the 60s. The west-facing window offers a view of the vineyards on the hills, while the bay window opens onto the terrace and garden. A wood stove allows for enjoying cozy fires.

The kitchen is accessible from the entrance, after going down a few steps. A large window also opens to the west. This dining room, stretches out and ends with an American kitchen.

A door leads to a low-ceilinged basement, ideal for storage and setting up a laundry space.

Upstairs, a hallway leads to a bathroom with toilet and two bedrooms overlooking the river. The floor are solid oakwood parquet. A few steps lead to the master bedroom. An arrangement in the attic creates two half-levels with an office & dressing room, and a sleeping area. Lying in bed, you can see the vines on the hills.

The terrace and garden offer a superb space for family moments. A door leads to a small boiler room with a gas boiler. A small gate on the side provides access to the river, perfect for dipping your feet!

On the other side of the street, another plot with a concrete block garage protects your car. This garden with its fruit trees would be ideal for gardening enthusiasts.

## Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€185,000

## Key Information

Internal Area: 90 sqm

Land Area: 0.09 ha

Property Features:

- Energy Consumption: 274

**Location: Bourgogne-Franche-Comté**



## Gallery







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**S. and L. BROWN**



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