

[Click to view MFH-BUR-BH5342H](#)

Modern villa in river side village

Port Sur Saone , Haute-Saône , Bourgogne-Franche-Comté



€599,000

inc. of agency fees

5 Beds 2 Baths 252 sqm 0.25 ha

Modern villa in river side village

At a Glance

Reference	MFH-BUR-BH5342H	Near to	Port Sur Saone	Price	€599,000
Bed	5	Bath	2	Hab.Space	252 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

Charming villa, overlooking the village, with pool and great spaces inside and out. A wonderful house to enjoy with a big family. 5 bedrooms, three salons inside and large terrace. Situated at the end of a no through road, Shops and restaurants at 1,5km.

Surrounded by equally beautiful villas and their gardens. Shops and restaurants at just 1,5 km with the cozy harbor. Vesoul train station at 10 minutes. Basel and Freiburg at 2 hours. Luxembourg and Paris at 3 ½

hours.

Property is set on 2 500m² of fenced garden, house on the higher level, then pool and terraces. then on the lower level the garden with mature trees. All levels profit from the nice views and calm surroundings.

On the ground floor, you will find a large and bright split level salon with tv and library. The living room with second sitting area, dining area and modern fitted and equipped kitchen. From both you have great views over the garden and terrace.

A double fireplace separates the two areas, and gives that extra warmth, though through the ground floor there is underfloor heating.

On the ground floor the master suite with direct access to fitted dressing room and private bathroom.

Next to the entrance cloak room with lots of storage, guest toilet. Then Laundry, boiler room, technical space with again tons of storage space. Then a small and bright artists studio, that could also be a 6th bedroom.

The first floor is accessed by a lazy staircase leading to mezzanine and corner office area. From here access to 3 beautiful bedrooms each with their storage space. A corner reading room, offers a snug room or reading room. This floor has its own shower room and toilet.

From this floor breathtaking views of the countryside and your home.

Outside an extra building, now used as bedroom, but can also be ideal as office area to receive guests away from the main house.

Next to the two-car port, a large workshop and bicycle garage. Access to the house via electric gate.

The pool is heated, with efficient filter system in its own dedicated technical room.

Tree house for the children.

Storage shop for garden equipment.

All is built with best and natural materials. Last addition was done in 2021 with several updates: such as new modern and efficient mains gas boiler. House is on mains drainage. There is good internet, but fiber is available if you so wish.

It is rare to find so much character in a modern well quipped house with such large spaces.

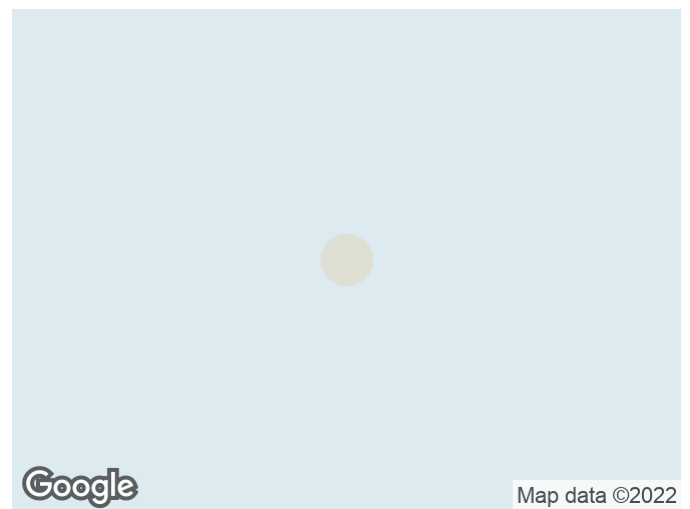
Summary

Property type:	Modern Villa
Bedrooms:	5
Bathrooms	2
Price	€599,000

Key Information

Internal Area:	252 sqm
Land Area:	0.25 ha
Property Features:	
• Energy Consumption:	137

Location: Bourgogne-Franche-Comté



Gallery





As Featured in

THE SUNDAY TIMES A PLACE IN THE SUN FRANCE The Sunday Telegraph THE GOOD PROPERTY GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / +44 (0) 113 216 4066,
or email us at bonjour@my-french-house.com.

To see more great properties like this one, visit our daily updated website at www.my-french-house.com.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our [buying guide](#), our [french mortgage](#) and [euro currency exchange](#) pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates