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Charming Spacious & Elegant Village House

Thorey Sous Charny , Côte-d'Or , Bourgogne-Franche-Comté



€690,000

inc. of agency fees

4 Beds 2 Baths 418 sqm 0.1 ha

Charming Spacious & Elegant
Village House

At a Glance

Reference	MFH-BUR-RT5364P	Near to	Thorey Sous Charny	Price	€690,000
Bed	4	Bath	2	Hab.Space	418 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

Property Description

Created with individual style and charm, this recently renovated property offers character and authenticity of an ancient stone farmhouse coupled with the elegance and charm of a classic modern home. Located within easy reach of the major road and train networks and commerce.

Situated in a tranquil village between Pouilly en Auxois and Semur en Auxois, this very attractive property offers immediate habitable conditions and access to the travel network around Burgundy and beyond.

The habitable areas were created in three individual buildings; two small houses opened as one with a walk-through connection to a spacious agricultural barn.

All rooms are individually styled to create a warm and contemporary feeling throughout the property. Original features of oak beamed ceilings, stone walls and spacious rooms merge with the modern and practical features throughout the property. Habitable areas are found on 3 levels.

Ground Floor

The ground floor has several access points, the main one being directly to the day room and kitchen. Other access points are found at the rear of the building and from the front courtyard.

Kitchen/day room (42m²) Fitted contemporary floor and wall units with quality integrated appliances; dishwasher, Lacanche Range Stove, electric oven, double fridge/freezer, workstation island and various small appliances are included. Door access to the rear gardens.

The day room offer a casual dining area with access to the front courtyard and connection to other rooms.

Salon (40m²) connecting to an office

With its central feature of an open stone fireplace, this social room offers a spacious area to entertain and formal dining. A beautiful oak beamed ceiling hangs over the room projecting grandeur.

A connecting office with wine fridges and a separate toilet is accessed through double doors.

Second salon TV Room (27.50m²) is in the previous barn and accessed from the day room. This room has access to the rear garden terrace and to a hallway fitted with sliding wardrobes leading to the master bedroom.

Master Bedroom (28m²) and en suite shower room (16m²). Spacious and charming, it connects with a spacious en suite with Italian walk-in shower, double hand basin and units, toilet, and bidet.

Utility Room (26.50m²) Fitted with a sink, washing machine, tumble dryer and a range of storage possibilities. The gas boiler for the central heating and a water softener system is located at one end. Access to the garage and the staircase used to reach the attic room.

Upper Floor 1 (73m²)

Designed as a suite of guest bedrooms with access to storage cupboards a shower room.

All three bedrooms are individually styled with charm and comfort.

Shower room and separate toilet.

Upper Floor 2 (140m²)

The former attic of the barn, offering a large open space with a splendid oak beamed structure, vast floor area and roof windows giving natural light. This room can be used for exercise, music, theatre work or could even be split up into several bedrooms. A great area to be creative with. In addition, there is a sink unit with a built in 2 hob electric cooker, a toilet, and a walk-in storage cupboard.

Garage (38.51m²) Direct access to the utility room and the attic.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	2
Price	€690,000

Key Information

Internal Area:	418 sqm
Land Area:	0.1 ha
Property Features:	
• Energy Consumption:	177

Location: Bourgogne-Franche-Comté



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