

[Click to view MFH-BUR-RT5425P](#)

Character Village Farmhouse

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



€260,000

inc. of agency fees

3 Beds 1 Baths 152 sqm 0.1 ha

Character Village Farmhouse

At a Glance

Reference MFH-BUR-RT5425P

Bed 3

Land 0.1 ha

Near to Montoillot

Bath 1

Pool No

Price €260,000

Hab.Space 152 sqm

Land Tax N/A

Property Description

Sitting independently on a quite location at the edge of a small tranquil village, this classic stone house and buildings offers immediate habitation with 3 bedrooms and development possibilities. Additional land of 5232m2 possible to purchase at an additional cost.

The property is typical of the region, built as a farmhouse of local stone and oak beams with spacious rooms and land on 3 sides.

The Property consists of a house with 5 main rooms, a garage, an independent building with two stables, a vaulted wine cellar and smaller storage buildings.

House:

Ground floor entrance hall with storage cupboards leading to a kitchen with a fireplace and access to the rear garden, living room, a bedroom and a bathroom and separate toilet. The upper floor offers 2 bedrooms and 2 smaller rooms with water and drainage in place for a shower room and toilet.

Access to attics.

Electric underfloor heating on some of the ground floor and recent wall mounted electric radiators in other rooms.

Hot water by electric immersion heater.

Windows are double glazed, some need replacing.

New front door.

Non habitable buildings:

Garage of 30m² with attic

Two stables and a wine cellar.

Garden

Grass gardens to the front (southwest), side and rear. Some trees and plants but mostly grass. A water well is found in the rear garden.

Drainage by an individual septic tank which will need replacing to conform to current laws.

In good general condition with fresh décor and bright and spacious rooms. The rooms are cleared of furniture and the kitchen has only a sink. Add you own taste and style!

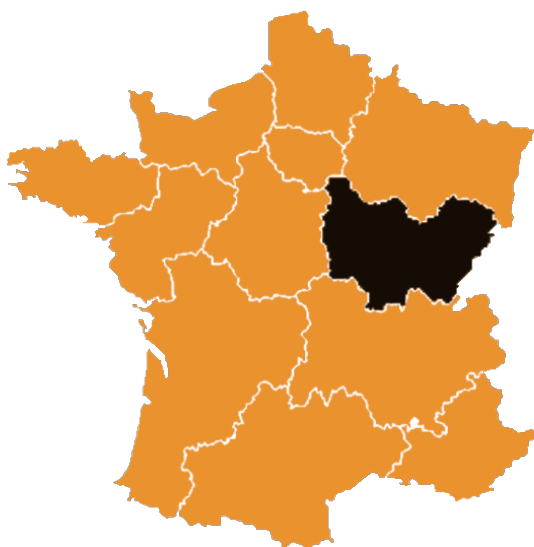
Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€260,000

Key Information

Internal Area:	152 sqm
Land Area:	0.1 ha
Property Features:	
• Energy Consumption:	432

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

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2024 my-french-house.com All Rights Reserved