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## Charming Restored Farmhouse with Heated Pool

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



# €350,000

inc. of agency fees

3 Beds   2 Baths   212 sqm   0.44 ha

Charming Restored Farmhouse with Heated Pool

### At a Glance

<b>Reference</b>	MFH-BUR-RT5466P	<b>Near to</b>	Painblanc	<b>Price</b>	€350,000
<b>Bed</b>	3	<b>Bath</b>	2	<b>Hab.Space</b>	212 sqm
<b>Land</b>	0.44 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Sitting independently in the centre of a small tranquil village and within easy reach of the vineyards around Beaune and to the gastronomic city of Dijon, this charming property offers immediate habitable conditions, coupled with easy access from the autoroute network and 1 acre of land with pool.

Renovated from a old stone farmhouse with barns around 2006, today the property provides a spacious and luminous home with many original features coupled with practical enhancements and with a delightful and well stocked garden and a heated swimming pool.

Ground floor: Entrance directly to a charming dining area with a large-fitted kitchen giving access to a patio, garden, and the pool. There are two sitting rooms, both with wood burning stoves, exposed beams, stone walls, stone floors and with uninterrupted views to the front aspect. In addition, there is a spacious utility/storage area, and toilet.

Upper floor: Accessed from a wooden staircase to a landing leading to three bedrooms and a bathroom. Master bedroom, ensuite with shower, toilet, and hand basin. Bathroom with bath and shower fittings. Toilet.

Garden and land: The colourful and tranquil garden is to the rear of the property and starts with a large stone patio connecting the grassed area, passing stone raised beds, and eventually arriving at the delightful swimming pool. In addition, there are several mature trees providing shade and ambience.

Beyond the pool is a section of land of rough grass which could be used as an orchard, vegetable garden or an extension of the flower garden. It could also be used for grazing small animals. Beyond this land is open countryside.

Parking is to the front and side of the house.

Swimming pool: Installed in 1999.

Dimensions, 10m x 5m with steps at one end in addition to these dimensions. Depth 2.1m to 1.1m.

Electric water heating system installed in 2013.

The pool was re-lined with a new fibre-glass finish 2015.

Pool robot cleaner is available and can be purchased separately.

Heating: by wood stoves and electric radiators.

Location: Good access to the Autoroute network for Paris and the and south. Close by is the Burgundy canal with its cycle path towards Dijon. Vineyards accessible within 30 minutes, Dijon at 50 minutes. Great location for walks, nature activities and fresh air.

General condition: Since its renovation in 2006 the property has been well maintained and kept to a high standard of decoration.

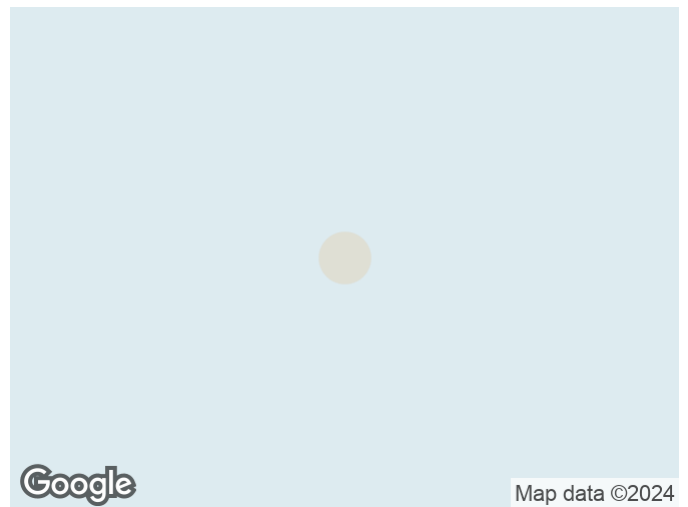
## Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€350,000

## Key Information

Internal Area:	212 sqm
Land Area:	0.44 ha
Property Features:	
• Energy Consumption:	302

## Location: Bourgogne-Franche-Comté



## Gallery







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