

Cosy House with pool and 6 bedrooms



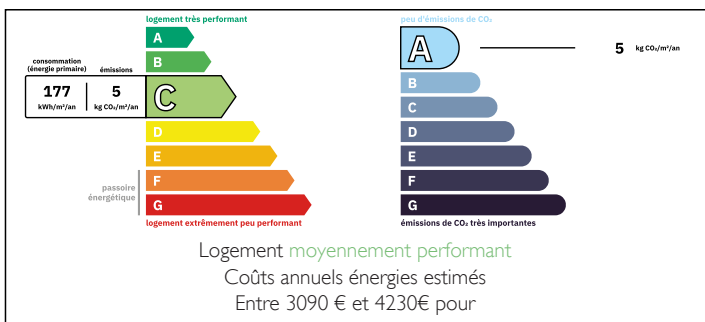
INFORMATION

Town:	Ravières
Department:	Yonne
Bed:	6
Bath:	2
Floor:	235 m2
Plot Size:	7300 m2

IN BRIEF

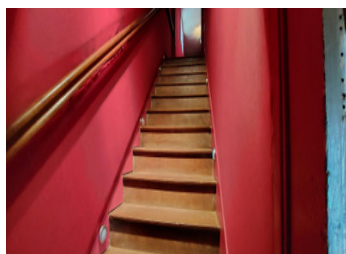
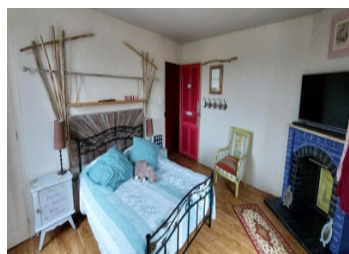
Renovated house with 6 bedrooms, spacious living room, semi-open kitchen. In the north of Burgundy. Large barn across from the courtyard and other outbuildings. Swimming pool. Ravieres is nearby with shops and a train station. The house is quietly located on the edge of a hamlet. It overlooks a forest and lower-lying neighbors.

ENERGY - DPE



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Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Renovated house with 6 bedrooms, spacious living room, semi-open kitchen. In the north of Burgundy. Large barn across from the courtyard and other outbuildings. Swimming pool. Ravières is nearby with shops and a train station. The house is quietly located on the edge of a hamlet. It overlooks a forest and lower-lying neighbors. Just a few kilometers from Ravières, next to the Canal de Bourgogne and the Véloroute, 7 km from the Nuits-Sous-Ravières train station and 10 km from the Montbard T.G.V. station, in a quiet village, property (7,300 m² in total) with no overlooking neighbors and an unobstructed view, including a T8 house of 235 m² living space with a swimming pool, grounds, and outbuildings. Access to the property is through an electric gate that opens onto a 620 m² courtyard. On the ground floor, there is a living room (43.5 m²) with a wood insert and two French doors opening to the terrace/pool, a semi-open kitchen (17.6 m²) adjoining the living room, a "master suite" bedroom with a shower room/W.C., a dining room (17.2 m²) with an independent entrance door, currently used as a dining area for guests as the property is currently listed as a guesthouse. A cellar (20 m² on the ground) is located under the dining room (access from the living room). Upstairs, a side corridor with windows facing the pool leads to 5 independent bedrooms (18.2 m², 17.4 m², 17.2 m², 14.8 m², and 19.2 m²), a toilet...

LOCAL TAXES

Taxe habitation: EUR

NOTES