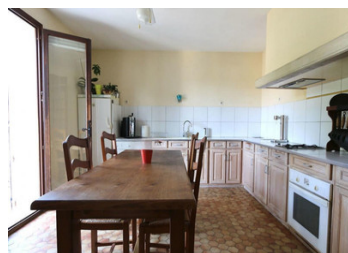


Large house with swimming pool near Beaune



INFORMATION

Town:	Beaune
Department:	Côte-d'Or
Bed:	4
Bath:	1
Floor:	205 m2
Plot Size:	1573 m2

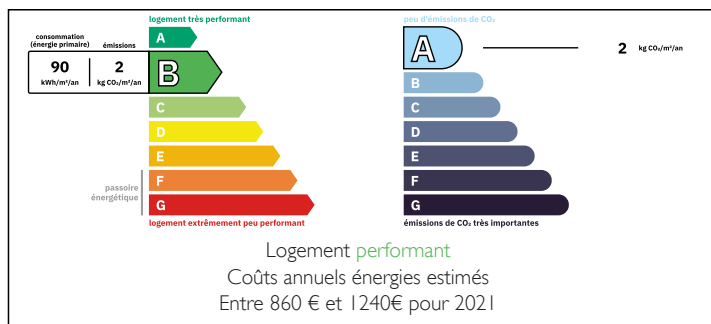
IN BRIEF

With its garden directly overlooking the vineyards, in a wine-growing village near Beaune, this large family home with fine original features, built over cellar and garage, offers a large garden with swimming pool. From the street, an outside staircase leads up to a balcony and south-west-facing terrace.

Three doors open onto the house: kitchen, entrance hall and living room. The main door opens onto an entrance hall which leads on the left to a bright, fully equipped kitchen with space for a table for 6, French doors and a window opening onto the balcony.

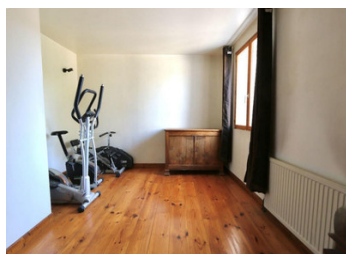
To the right of the entrance, a double pane door opens onto an impressive 80m2 living room with a magnificent beamed ceiling and original floor tiles and Burgundy flagstones, numerous openings including 2 French doors opening onto the balcony on the street side and onto the...

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

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Three doors open onto the house: kitchen, entrance hall and living room. The main door opens onto an entrance hall which leads on the left to a bright, fully equipped kitchen with space for a table for 6, French doors and a window opening onto the balcony.

To the right of the entrance, a double pane door opens onto an impressive 80m2 living room with a magnificent beamed ceiling and original floor tiles and Burgundy flagstones, numerous openings including 2 French doors opening onto the balcony on the street side and onto the courtyard on the garden side.

With some original stone walls and oak pillars, small nooks such as a cozy lounge and a study area, divide up this living space. A majestic steel wood burner is centered on the far wall.

From the entrance hall, a long corridor leads to a shower room and 4 bedrooms on either side. The last bedroom at the end of the corridor could be converted into an en-suite, as a lean-to adjoining the house could be turned into a shower room. In the same hallway, a door opens onto a staircase leading down to the 2 garages. Here you'll find the interior part...