

Charming Family Home – 210 m – 5 Bedrooms – Garden 3,000 m with Pool – Near Montbard TGV



INFORMATION

Town:	Touillon
Department:	Côte-d'Or
Bed:	5
Bath:	3
Floor:	210 m2
Plot Size:	3018 m2

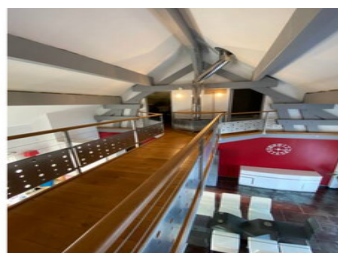
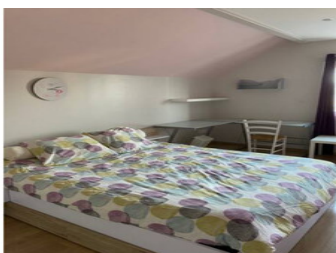
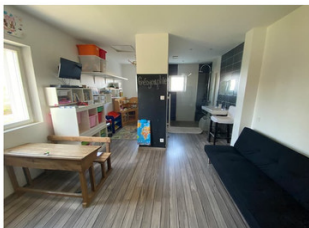
IN BRIEF

Beautiful 210 m² family home combining space, comfort, and authenticity, located in a peaceful village just 7 minutes from Montbard TGV station (Paris in 1 hour).

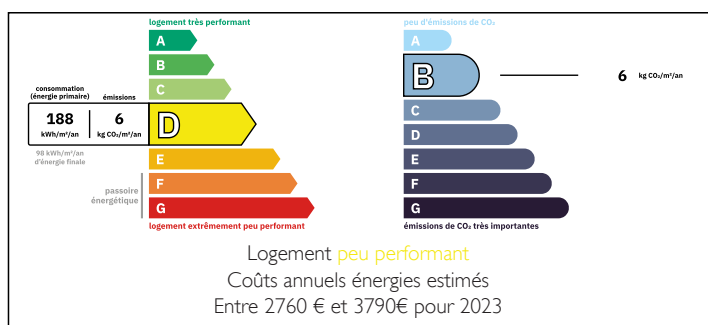
Spacious 80 m² living area with open-plan kitchen, 5 bright bedrooms including a master suite, mezzanine, large garage, and authentic stone cellar.

Set on a fully enclosed 3,000 m² plot with terrace, pool, vegetable garden, and potential for solar panels.

Move-in ready – a rare opportunity for those seeking space, tranquility, and quick access to Paris.



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.



DESCRIPTION

Spacious Family Home – 210 m² – 5 Bedrooms – 3,000 m² Garden, Pool & Authentic Cellar – Near Montbard TGV (1h from Paris)

Just 7 minutes from Montbard TGV station (Paris in 1 hour), discover this beautiful 210 m² family home combining charm, generous space, and modern comfort.

Ideally located in a peaceful village on the edge of a forest, it offers both a tranquil and convenient lifestyle.

Property Highlights

210 m² of living space with cathedral ceilings and spacious volumes,

80 m² open-plan living area including lounge, dining room, and fully equipped kitchen with adjoining pantry,

Semi-open mezzanine currently used as a TV and office area,

5 bright bedrooms, including a master suite with dressing room and bathroom,

Additional independent bathroom,

Fully equipped laundry room,

Attached 40 m² garage with shower room (WC and shower),

Authentic stone cellar carved into the rock – a rare feature,

Fully enclosed and landscaped garden of 3,000 m²,

Close to shops, schools, and public transport (school bus stop 100 m away),

Quick access to motorways A6 and A5,

LOCAL TAXES

Taxe habitation: EUR

NOTES