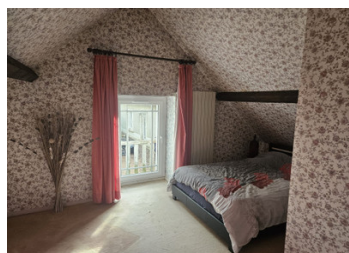
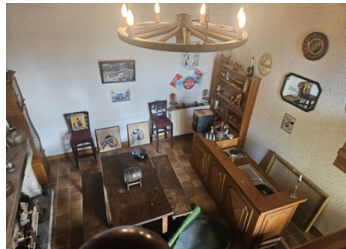


2 houses for sale on one plot in Saint-Prix-les-Arnay, 6 rooms and 2700m2 garden



INFORMATION

Town:	Saint-Prix-lès-Arnay
Department:	Côte-d'Or
Bed:	5
Bath:	2
Floor:	237 m2
Plot Size:	2700 m2



IN BRIEF

Located in the commune of Saint-Prix-lès-Arnay, this charming partially renovated property offers great potential.

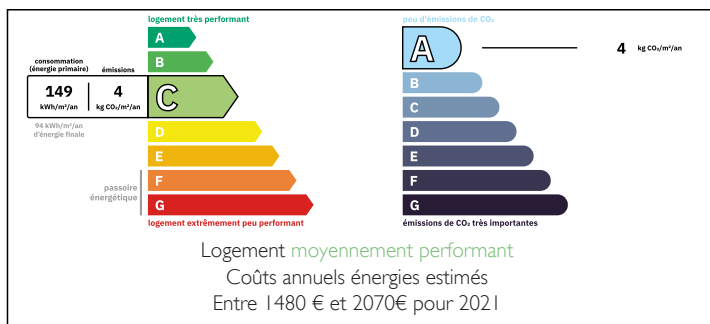
The main house features a fully renovated ground floor with a fitted kitchen open to a bright living and lounge area, two bedrooms, an office, shower room, and utility spaces. Upstairs, 100 m² awaits your finishing touch, with insulation, plasterboard, and utilities in place.

A secondary 50 m² house offers guest accommodation or a gîte.

Outdoors includes a double garage, workshop, pond, well, and a tree-filled enclosed garden on over 2,700 m² with an electric gate. Equipped with a heat pump, pellet stove, radiators, double glazing, thermodynamic water heater, and dual-flow ventilation.

Conveniently located near Amay-le-Duc, Bligny-sur-Ouche, Beaune, Autun, and the A6 motorway.

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

Located in the commune of Saint-Prix-lès-Amay, come and step through the gate of this charming property, partially renovated and offering great potential.

The house features a fully renovated ground floor of approximately 123 m². It consists of an entrance enhanced by cement tiles on the floor, a fitted and equipped kitchen open to the living room, and then a lounge of about 36 m² filled with natural light. The hallway also leads to a large bedroom with a walk-in closet, a second adjoining bedroom, an office, and a shower room with toilet. A laundry room and boiler room complete the ground floor.

Upstairs, a space of approximately 100 m² remains to be finished. Insulation and plasterboard have already been done, as well as water and electricity connections. The area is divided into two bedrooms, a hallway, a bathroom, and a large mezzanine room.

The main house is equipped with an air-to-water heat pump, a pellet stove, radiators with individual thermostats, recent double-glazed windows, a thermodynamic water heater, and a dual-flow ventilation system.

A secondary house of approximately 50 m² offers the possibility of a place to host guests or to consider creating a gîte. It includes a central room with high ceilings, two bedrooms, a wash area, and a cellar.

Outside, you will find a lean-to/workshop attached to the house, a gravel courtyard, a double garage, a pond, a well, an enclosed and tree-filled garden including fruit trees, an electric gate, and a pedestrian gate. All on a plot...