

Large house in National Forest parc



INFORMATION

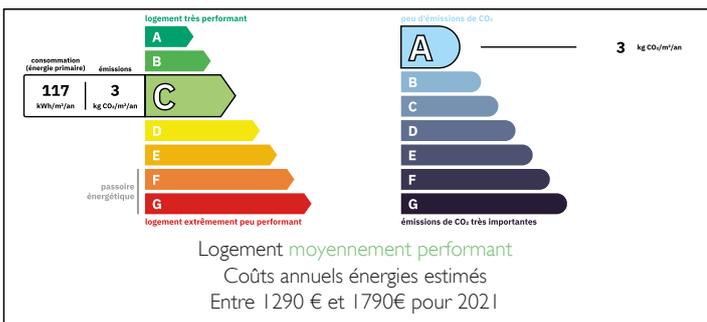
Town:	Aignay Le Duc
Department:	Côte-d'Or
Bed:	4
Bath:	4
Floor:	193 m ²
Plot Size:	636 m ²



IN BRIEF

Tastefully renovated stone character house set in a peaceful hamlet in the Brevonnière valley, just 10 km from Aignay-le-Duc. The property offers four bedrooms, with further potential in the 69 m² barn, and a garden that extends down to a first-category river. Awarded "Esprit du Parc" as part of the new National Forest Park, the house combines authentic features with modern comfort, including a heat pump with underfloor heating, double glazing, and high-speed internet. Multiple living spaces, a mezzanine office, a large family sleeping area in the loft, and strong potential for guest accommodation or rental income make this an ideal main residence, second home, or tourism project in a preserved natural setting.

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

Tastefully renovated character house in peaceful valley at just 10km from Aignay le duc. Four bedrooms and room for more in the large Barn. Garden goes till river of first category. House elected 'esprit du parc' as part of this new and unique national forest park. Great income opportunities. This magnificent stone house is nestled in this small quiet hamlet in the valley of the river Brevonniere. Just 10 minutes from Aignay le Duc, where you find the first necessities. To the back of the house the church and town hall, with in built wash place. To the side other stone houses giving the hamlet its authentic character.

The property has been diligently renovated by qualified artisans from the ground up. The owners have used noble materials such a stone floors, massif wooden floors, natural fibre wall insulation. But it also combines modern techniques such as efficient heat pump, exchanging temperatures with the ground water to heat the house via under floor heating, all windows are double glassed and all electricity has been done new. You will be surprised to have high speed internet in this secret valley hamlet, you can continue working, whilst enjoying nature on your coffee breaks.

On street side is the large barn, the main house is on the lower side of the plot, looking onto its own garden and the river further down below.

Access is direct to the main reception area, where today the present owners have their large table to...

LOCAL TAXES

Taxe habitation: EUR

NOTES