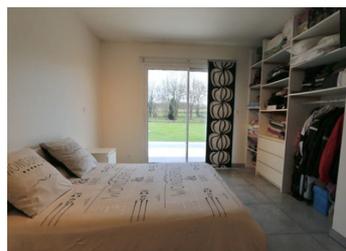
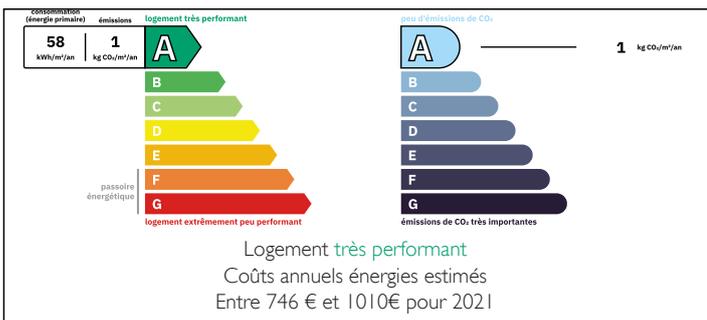


Large architect house on ground level with pool



ENERGY - DPE



INFORMATION

Town:	Nolay
Department:	Côte-d'Or
Bed:	3
Bath:	1
Floor:	195 m ²
Plot Size:	5800 m ²

IN BRIEF

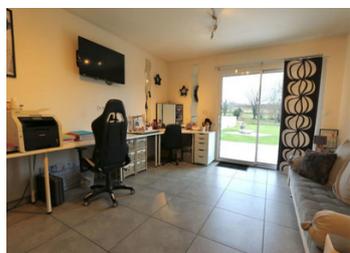
Single-story architect-designed house at the end of a quiet dead-end road in a village with all amenities. Designed for people with reduced mobility, it features a large L-shaped terrace overlooking a garden with fruit trees, a vegetable patch, and the Cozanne river.

The house includes a garage with electric door, central corridor access, and guest entry via a 200 m² terrace and conservatory with an aqua-blue Jacuzzi. The open kitchen with central island leads to a bright living and dining area with high ceilings and large bay windows opening onto the terrace and loggia.

Behind the kitchen: a pantry, laundry, storage, and technical area with boiler and geothermal underfloor heating, plus a water softener. Three bedrooms (two 16 m², one 25 m² currently used as office) and a large shower room designed to accommodate a

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

At the end of a no through road in a village with all amenities: stores, restaurants, medical center, schools, this single-story architect-designed house has been conceived for people with reduced mobility. With a magnificent terrace overlooking a garden with vegetable patch and fruit trees. It is the last house on a dead-end road with little traffic. An electric gate with camera allows direct access to the property. A garage with electric door allows you to park your car and enter the house through a door opening onto the house's central corridor.

Guests can access the 200 m² terrace through a glass door that opens onto the conservatory with an aqua blue Jacuzzi in the center. A second glass door leads into the open kitchen, with a central island and stools for family lunches. The fully equipped kitchen is sober and refined, designed for cooking lovers. It opens onto a living area with many French bay doors, bringing light and the outdoors into the room. A high-ceilinged living and dining area with plenty of light from the triangular windows on the west gable.

The bay windows open onto the terrace to the west and south, as well as onto the loggia and its jacuzzi.

Behind the kitchen is a large pantry with laundry, storage and utility space, as well as a technical area with the boiler coupled with a horizontal geothermal pump to supply underfloor heating throughout the house.

A water softener is also located here.

From the kitchen, a...

LOCAL TAXES

Taxe habitation:

EUR

NOTES