

Beautiful stone holiday home with heated pool and amazing vaulted living room



## INFORMATION

Town:	Auxey-Duresses
Department:	Côte-d'Or
Bed:	5
Bath:	3
Floor:	190 m <sup>2</sup>
Plot Size:	627 m <sup>2</sup>



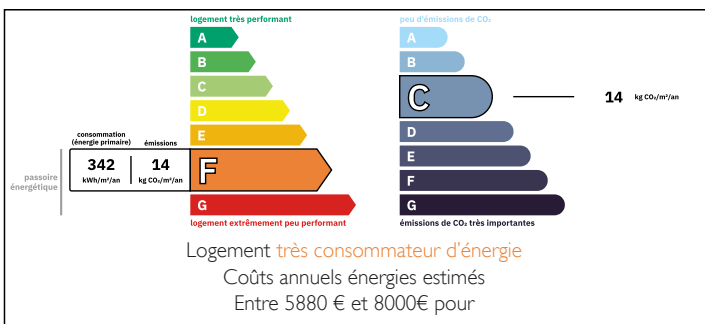
## IN BRIEF

Charming L-shaped Burgundy stone house located in a hamlet of Auxey-Duresses, offering a blend of authenticity and modern comfort. Organized around a private courtyard, the property features a covered and heated pool, a bioclimatic pergola, and views of an old chapel.

The home includes a modern kitchen, a vaulted wine cellar converted into a lounge, and a spacious living room opening onto the terrace. It offers multiple bedrooms, including a master suite, making it ideal for hosting family and friends.

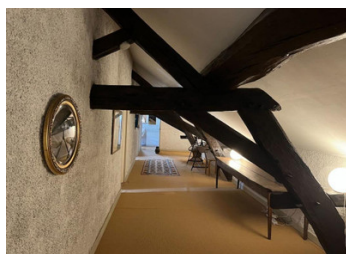
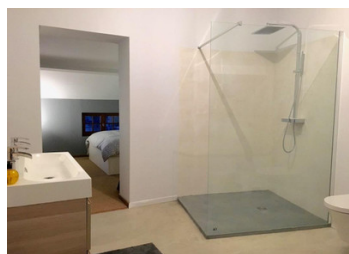
Set near renowned wine villages like Meursault, Pommard, and Beaune, this is a perfect retreat for wine lovers seeking a peaceful and comfortable getaway.

## ENERGY - DPE



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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

Located in a hamlet of Auxey-Duresses, a renowned wine-producing village, this property highlights the charm of traditional Burgundy stone houses while offering modern comfort. With its many bedrooms, it is ideal for hosting family and friends, enjoying holidays by the pool, and exploring the surrounding vineyards and countryside.

The property is situated 8 km from Meursault and Pommard, and 12 km from Beaune, where you will find wineries, shops, and restaurants.

The house is L-shaped, with all windows facing a private inner courtyard. This outdoor space features a covered and heated swimming pool, as well as a bioclimatic pergola set in front of a charming old chapel.

You enter the house through a glass door into a modern kitchen fitted with elegant white cabinetry and black countertops. A large table with high chairs can seat up to 10 people. From the kitchen, the view over the terrace, pool, and surrounding hills is truly stunning.

To the right, a hallway leads to a pantry, a shower room, and separate toilets. To the left, a wooden staircase leads upstairs, while a few stone steps go down to a vaulted wine cellar that has been converted into a lounge.

A standout feature of the property is the spacious and comfortable living room, with Burgundy stone floors and walls, and glass doors opening onto the terrace and courtyard.

Upstairs, the right wing hosts the master bedroom with its own sitting area and a large en-suite shower room with toilet. The left wing includes a...

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES