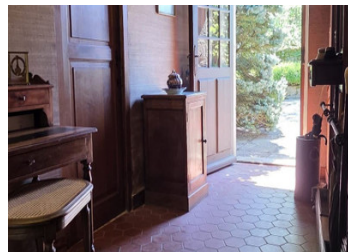
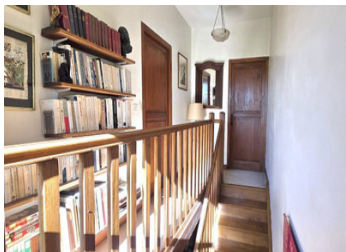


Stone house with garden and barn



INFORMATION

Town:	Montceau Et Echarnant
Department:	Côte-d'Or
Bed:	2
Bath:	1
Floor:	105 m2
Plot Size:	1394 m2

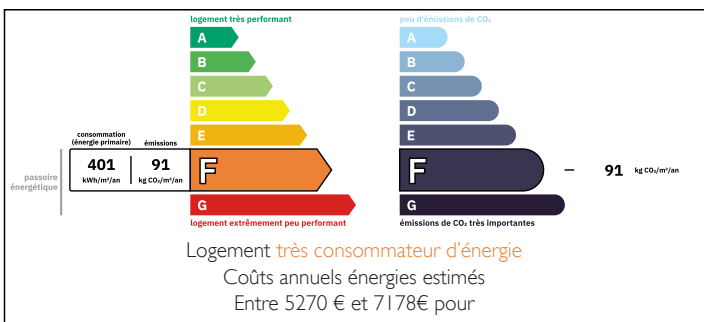
IN BRIEF

Charming detached stone house located in a peaceful village just 20 km from Beaune, offering beautiful views over the surrounding hills and countryside. Renovated with quality materials while preserving authentic Burgundy features such as French-style ceilings, oak beams, terracotta tiles, and Burgundy stone floors, the property combines character and comfort.

The house includes a warm country kitchen with wood-burning stove, a spacious and light-filled living room with stone fireplace, two bedrooms, a renovated shower room, utility room, and several outdoor spaces including a sunny terrace and landscaped gardens with mature trees and an old orchard.

An attached 50 m² barn with high ceilings and mezzanine offers excellent potential for expansion, additional living space, or workshop use.

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

Located in the heart of a charming and peaceful village just 20 km from Beaune, this detached stone house enjoys lovely views over the village and surrounding hills. Renovated in 1981 using high-quality materials while preserving original features such as French-style ceilings and Burgundy stone flooring, this family home also offers excellent potential for expansion.

The property occupies a corner position with a barn attached to the house. Access to the home is through a gate leading to the main entrance located in the lean-to building adjoining the gable end.

The entrance hall leads to the kitchen, a shower room with toilet, and the living room.

The kitchen offers a warm and welcoming atmosphere with a wood-burning stove, a traditional small oak-paned window, and French doors opening onto the courtyard and garden. The striking French-style ceiling and terracotta floor tiles beautifully reflect the authentic Burgundy character of the property.

From the hallway, there is access to the shower room, renovated in 2018.

A few steps lead down to a spacious family living room with east- and west-facing windows that fill the space with natural light. An impressive stone fireplace creates a cozy atmosphere, while the oak-beamed ceiling reinforces the home's Burgundy charm. The floor combines terracotta tiles arranged like a rug and Burgundy stone slabs. French doors open onto a terrace enjoying the morning sun, perfect for summer dining.

A door also leads conveniently to a utility room.

A wooden staircase rises to a landing with shelving and a window, leading...

LOCAL TAXES

Taxe habitation: EUR

NOTES