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## Two Houses in Village Setting

Vireaux , Yonne , Bourgogne-Franche-Comté



**€199,500**

inc. of agency fees

4 Beds   3 Baths   168 sqm   0.05 ha

Two Houses in Village Setting.

### At a Glance

<b>Reference</b>	MFH-BUR-RT5475P	<b>Near to</b>	Vireaux	<b>Price</b>	€199,500
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	168 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Character Village property with two independent houses with garden, internal courtyard. Situated near the cultural village of Ancy la Franc and only 20 minutes from the wine town of Chablis, this attractive stone property offers many possibilities for holidays and business.

The original house is on the ground floor with a living room created from a barn with an upper mezzanine bedroom and shower room, a dining room with access to a wine cellar and a recently installed kitchen. This

house offers access to the front private interior courtyard and to the larger open garden to the rear. Here you find very pleasant views across the village and surrounding countryside.

The second house is accessed from the interior courtyard and staircase to an upper floor which is elevated to give pleasant views. This house comprises, an entrance hall, toilet/bathroom, a living area with kitchenette and dining area, a bathroom and two bedrooms. This part would make a perfect rental opportunity.

In addition, there is a stand-alone stone building at the front of the internal courtyard that offers a rustic and charming guest bedroom.

The garden to the rear of the property offers village views and is in an elevated position.

Heating is by a wood stove and electric radiator.

The property is connected to the mains drainage system.

Immediately habitable with recent decoration throughout.

Options for permanent living, holiday home or rental project.

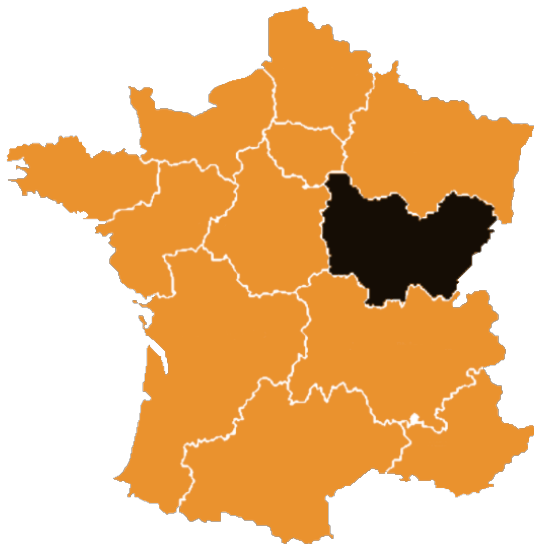
## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€199,500

## Key Information

Internal Area:	168 sqm
Land Area:	0.05 ha
Property Features:	
• Energy Consumption:	442

## Location: Bourgogne-Franche-Comté



## Gallery







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**C. BAUER – Sunday Times**

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