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## Cosy cottage ready to move into, for sale north burgundy

Laignes , Côte-d'Or , Bourgogne-Franche-Comté



# €179,000

inc. of agency fees

2 Beds    2 Baths    90 sqm    0.05 ha

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### At a Glance

<b>Reference</b>	MFH-BUR-BH5481H	<b>Near to</b>	Laignes	<b>Price</b>	€179,000
<b>Bed</b>	2	<b>Bath</b>	2	<b>Hab.Space</b>	90 sqm
<b>Land</b>	0.05 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Stone house with two bedrooms. Annex (104m<sup>2</sup>) ready to be converted into guest house or atelier, with new roof, and utilities connected.

Walled courtyard garden. Situated in the hamlet Nicey at just 5 minutes from Laignes village with shops, and 20 minutes from town Chatillon sur Seine.

Cottage dates from XVIIth-XIXth century was completely restored in 2000 under architects supervision, still all the character elements have been maintained.

**The House** is on three levels:

Ground floor: entrance, toilet and shower area, dining area with open kitchen.

First floor: salon of 26m<sup>2</sup>. with wood burner, the second room used today as library, but can easily be used as bedroom (13m<sup>2</sup>)

Second floor is accessed by wooden staircase to master bedroom under the eaves (25m<sup>2</sup>) and its en suite shower with toilet.

This house is in good quality, wooden beams, wooden floors, pointed stone walls, niches in the walls... plenty of burgundy character all round.

**The barn** has been prepared to receive a second home of some 100m<sup>2</sup>. Roof is new, utilities and drainage have been connected. Today it provides a protected area in the shadow to enjoy the garden. Tomorrow it offers plenty of possibilities to the new owner. an atelier, garage, extra habitable space, a blanc canvas that can easily be filled in at minimum cost.

**The Garden** is enclosed by a stone wall. A fruit garden to the back and lawn to the front. Enough shadow places for that siesta and enjoyment of that glass of wine.

A **beautiful house** for culture and nature lovers looking for peace and relaxation in an authentic part of Burgundy ready to use. The house has been restored and is ideal for a couple or a small family. Anyone wishing to extend the house can do so relatively easily by creating a guest flat in the barn space and/or by connecting the house to the barn. But it's certainly not necessary! Without these adjustments, it's a great place to live.

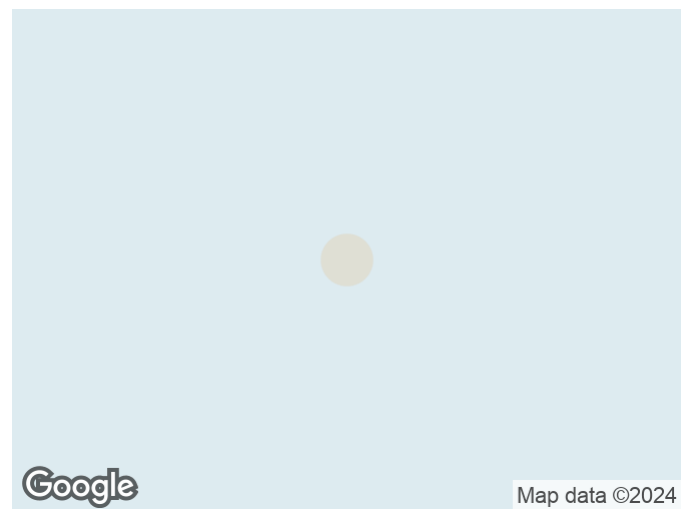
## Summary

Property type:	Apartment
Bedrooms:	2
Bathrooms	2
Price	€179,000

## Key Information

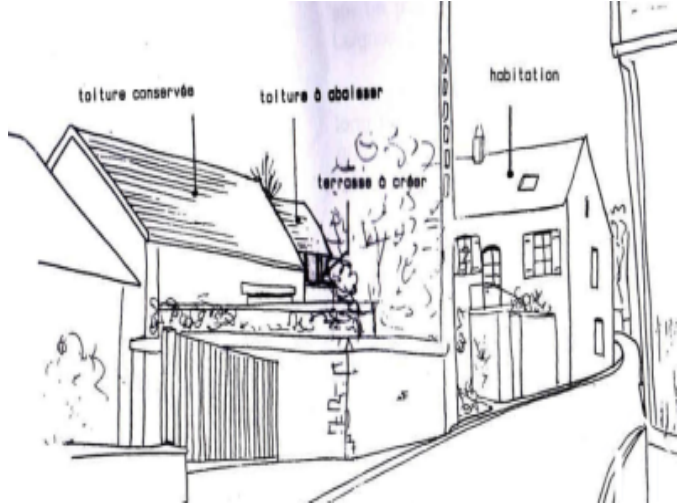
Internal Area:	90 sqm
Land Area:	0.05 ha
Property Features:	
• Energy Consumption:	285

## Location: Bourgogne-Franche-Comté



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**C. BAUER – Sunday Times**

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