

[Click to view MFH-BUR-CR5494BS](#)

Large architect house on ground level with pool

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



€435,000

inc. of agency fees

3 Beds 1 Baths 195 sqm 0.58 ha

At the end of a no through road in a village with all amenities: stores, restaurants, medical center, schools, this single-story architect-designed...

At a Glance

Reference	MFH-BUR-CR5494BS	Near to	Nolay	Price	€435,000
Bed	3	Bath	1	Hab.Space	195 sqm
Land	0.58 ha	Pool	No	Land Tax	N/A

Property 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 corridor leads to the three bedrooms on the garden side, and to the shower room, toilet and garage on the road side.

Two bedrooms are 16 m² with closet space and a bay window opening onto the south-facing terrace, and the third, 25 m², currently used as a large office, has openings on the entrance side of the property and a bay window opening onto the terrace.

The shower room is very large, having been designed to accommodate a sauna. If desired, a large bathtub could be installed in addition to the shower, which is designed to accommodate a wheelchair.

Outside, the L-shaped terrace wraps around the house to the south and west, with a view over the large lawned garden bordered by the Cozanne, the small river that runs through Nolay. At the end of the garden, in the south-west corner, you can see some of the old stone houses of the neighboring hamlet. In the other corner, the pool area with the above-ground swimming pool, heated by a heat pump and currently covered by a winter cover. A small technical shed with storage space for garden and pool furniture. The pool area is surrounded by a screen for comfort and privacy.

Next to the terrace, towards the entrance, a vegetable garden enclosed by a low wall is equipped with an automatic watering system.

Between the pool and the house, a 30 m³ water tank collects well water and is used for the toilet, pool and garden watering.

Come and visit this beautiful property to appreciate the spaciousness of its rooms.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€435,000

Key Information

Internal Area:	195 sqm
Land Area:	0.58 ha
Property Features:	
• Energy Consumption:	58

Location: Bourgogne-Franche-Comté



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7 excellent rates