

[Click to view MFH-BUR-RT5498P](#)

## Farmhouse with Numerous buildings and Hectare of land

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



**€295,000**

inc. of agency fees

4 Beds    1 Baths    131 sqm    1.5 ha

Farmhouse with Numerous buildings and Hectare of land

### At a Glance

<b>Reference</b>	MFH-BUR-RT5498P	<b>Near to</b>	Sussey	<b>Price</b>	€295,000
<b>Bed</b>	4	<b>Bath</b>	1	<b>Hab.Space</b>	131 sqm
<b>Land</b>	1.5 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Sitting independently on land of 1.3 hectares in a small traditional village between the market towns of Arnay le Duc and Saulieu, this is a rare opportunity to purchase an ancient farm with habitable farmhouse, numerous buildings and land.

The property offers numerous possibilities from working with the land, keeping animals, growing crops, vegetable and fruit trees and a real possibility of seasonal or long-term rental. It also gives the opportunity of a change of lifestyle project.

The property consists of: Habitable Farmhouse on 3 levels.

Ground floor: Entrance reception with toilet leading to a character living room of 40m<sup>2</sup> with exposed oak beams, an open-fire place with wood stove and adjacent wood cooker/oven and direct access to the enclosed walled garden. The current kitchen is incorporated within the living area. Also leading from the living area is a charming cellar/pantry. Bedroom with a beautiful, exposed oak beamed ceiling and a shower room with toilet.

The upper floor is reached by a charming wooden staircase which turns to a landing accessing three bedrooms all with the character features expected of an ancient farmhouse. In addition, there is a room suitable as an office or a walk-in dressing area. This level is structured to give 4 rooms but could be changed to offer larger en suite rooms.

The staircase continues to access the spacious attic of 50m<sup>2</sup>. This area offers more exposed oak beams and is waiting to be converted to several rooms or one large functional room.

In addition, there is a working water well, access to a beautiful wine cellar and an easy kept front garden. Behind the house is a spacious walled garden of 760m<sup>2</sup> suitable for a swimming pool or vegetable garden with orchard. The choices are endless.

Certain areas of the habitable space would need upgrading and personal decoration but are immediately habitable will all function in good working order.

#### Other Buildings:

There are numerous stone buildings which form the previous farming elements of the property. All these buildings are in good to very good condition and most have a connection of electric and some with water. They range from a small chicken shed to the largest of farm barns. A full detailed list is available.

The total ground surface of the outbuildings is estimated at 1,000m<sup>2</sup>.

The main section of land is a field suitable for grazing with access from the area of the barns and from a small local road at the top end of the field. This section of land is 11.470m<sup>2</sup>.

## Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	1
Price	€295,000

## Key Information

Internal Area:	131 sqm
Land Area:	1.5 ha
Property Features:	
• Energy Consumption:	519

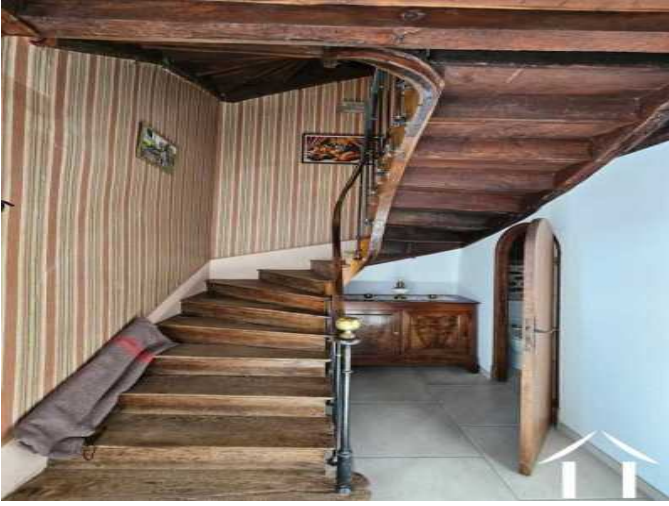
## Location: Bourgogne-Franche-Comté



# 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