

[Click to view MFH-BUR-RT5508P](#)

## Charming Cottage with large garden and Pool

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



**€240,000**

inc. of agency fees

2 Beds   1 Baths   112 sqm   0.29 ha

Charming Cottage with large garden and Pool

### At a Glance

<b>Reference</b>	MFH-BUR-RT5508P	<b>Near to</b>	Culetre	<b>Price</b>	€240,000
<b>Bed</b>	2	<b>Bath</b>	1	<b>Hab.Space</b>	112 sqm
<b>Land</b>	0.29 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated on the edge of a small tranquil village, this charming stone cottage sits independently and is immediately habitable with 2 bedrooms, spacious living areas and a large garden with views and a swimming pool.

The property consists of habitable house with a section once belonging to the Chateau of the village.

### House:

Access is directly to the character salon with its stone open fireplace and oak beamed ceiling. This room is the oldest part of the house dating to the 13th century and once belonged to the village Chateau and was occupied by the local gardener of the Chateau. The rest of the house was converted from a stable to provide additional habitable area. Today, it has an open plan fitted kitchen with dining and sitting room. Two staircases, at opposite ends connects the upper floor bedrooms with mezzanine area. The shower room and toilet are on the ground floor.

There is access from the ground floor sitting area to the gravel terrace, swimming pool and garden.

### Garden

The charming garden is planted with many flowering shrubs and plants and with mature trees has superb open views over the distant countryside. A true haven!

### Swimming pool:

The pool is partly in the ground but remains demountable. Winter and summer cover, alarm system and access steps are all available. A new pump filter was installed in 2013.

Dimensions: Length – 6.80m, Width – 3.55m and Depth 1.20m.

### Other buildings

Garage with wine cellar below.

Heating is by open wood fire, a wood stove supplemented by electric radiators.

The village of Culètre is located in the triangle of Arnay le Duc, Pouilly en Auxois and Bligny sur Ouche. Access to the autoroute network is a 15-minute drive, Dijon is 50 minutes, and the wine area of Beaune is 30 minutes. Local shops and restaurants are at Bligny sur Ouche and Arnay le Duc, both at 10 minutes. Close by is the Burgundy canal with its cycle paths connecting Dijon and the north of Burgundy. Medical services, schools and colleges are at 10 to 15 minutes. Up market Michelin restaurants can be found at 10 minutes

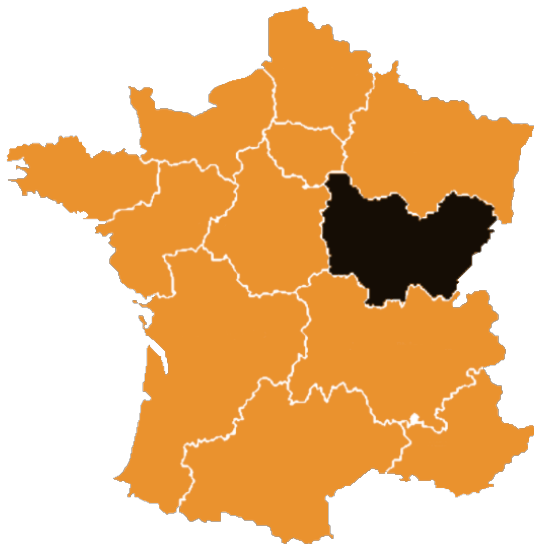
## Summary

Property type:	House
Bedrooms:	2
Bathrooms	1
Price	€240,000

## Key Information

Internal Area:	112 sqm
Land Area:	0.29 ha
Property Features:	
• Energy Consumption:	328

## 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