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## Charming Village House with Internal Courtyard, Burgundy

Ravieres , Yonne , Bourgogne-Franche-Comté



# €160,000

inc. of agency fees

4 Beds   3 Baths   167 sqm   0.03 ha

Situated in the heart of this northern Burgundy village, this interesting and quirky property offer immediate habitable conditions with four bedrooms,...

### At a Glance

<b>Reference</b>	MFH-BUR-RT5509P	<b>Near to</b>	Ravieres	<b>Price</b>	€160,000
<b>Bed</b>	4	<b>Bath</b>	3	<b>Hab.Space</b>	167 sqm
<b>Land</b>	0.03 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated in the heart of this northern Burgundy village, this interesting and quirky property offer immediate habitable conditions with four bedrooms, two wine cellars, an old forge room, private internal courtyard garden and outbuildings.

The property consists of habitable and non-habitable buildings accessed through a private arched gateway to an inner courtyard and in addition has a vehicle access to a barn/garage. The house is on three levels with basements cellars

#### House:

Access from the courtyard directly to 16th century wine cellars, a garden room of 13m<sup>2</sup>, and an old forge room with fireplace. A staircase from the courtyard leads you to an annexe of the main house with a hall, kitchen, laundry room and bathroom connecting to a living room/ dining room, office, and a bedroom. The upper floor has a master bedroom with en suite bathroom and the renovated attic offers the third bedroom.

A guest bedroom with shower and toilet is located in a section of the barn and offers potential rental opportunity.

#### Other buildings

Barn of 38m<sup>2</sup> used for storage and parking.

Courtyard garden surrounded by the habitable and non-habitable buildings of the property.

Heating by oil fired central heating system.

The village of Ravieres, population 804, has local commerce and is in the Yonne district of Burgundy and the nearest market town is Montard at 20 minutes by car where you will also find a Train Station with fast train connections (TGV) to Paris at 1h 5 minutes. The charming town of Avallon and its gateway to Vezelay is only 45 minutes. The autoroute network for Paris and the south the A6 is accessed at Niry at 30 minutes. Closer by is the charming village of Ancy le Franc with local commerce and a wonderful 16th century Chateau in the renaissance Italian style. The Chateau has an annual cultural programme of varied events.

## Summary

Property type:	House
Bedrooms:	4
Bathrooms	3
Price	€160,000

## Key Information

Internal Area:	167 sqm
Land Area:	0.03 ha
Property Features:	
• Energy Consumption:	179

## Location: Bourgogne-Franche-Comté



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