

[Click to view MFH-BUR-CR5512BS](#)

Two houses with a barn and wine cellar

Montceau Et Echarnant , Côte-d'Or , Bourgogne-Franche-Comté



€235,000

inc. of agency fees

4 Beds 2 Baths 228 sqm 0.14 ha

Two houses with a barn and wine cellar

At a Glance

Reference	MFH-BUR-CR5512BS	Near to	Montceau Et Echarnant	Price	€235,000
Bed	4	Bath	2	Hab.Space	228 sqm
Land	0.14 ha	Pool	No	Land Tax	N/A

Property Description

In a charming village 5km from Bligny sur Ouche with all amenities, these two houses are in an enclosed garden of 1435 m2 with a large heated pool and a barn. A perfect setting for 2 families looking for the charm of stone and oakwood features.

You enter the property via a gate that leads to the front of the two houses.

The first house is a square stone house built on a beautiful vaulted wine cellar.

You go up a few stairs to reach the main living room with a newly redone open kitchen in one corner. The floor is tiled, the walls are bare stone walls, the ceiling is a plafond à la française with original oakwood beams.

On one side a corridor with a large closet opens onto a shower room and a separate toilet. A door opens onto a large bedroom with a sink which was added onto the main house in the 90s. This comfortable bedroom with wall to wall carpet has a door giving onto the back garden.

In the living room steep narrow stairs lead up to the large room under the eaves covering the whole surface, used today as an office. The beautiful oak truss is apparent, and the roof is covered with paneling. A large window opens onto the garden. One could convert this into a large master bedroom or 2 large bedrooms.

The living room windows were changed in 2022 and the rest are single glazed.

The house is heated with a newly installed wood pellet stove and a few electric radiators.

The second house opens onto a main living room with open kitchen, original square terra cotta tiles on the living room floor and linoleum on the kitchen floor.

On the ceiling wood panels painted white. From the kitchen, stairs lead up to 3 small bedrooms (12, 8 & 7 m²) under the eaves and a family bathroom with toilet.

From the living room a double pane glass door opens onto a just renovated second living room with stone tiled floors and spotlights in the new insulated ceiling. A small convenient backroom is used for storage and an extra fridge.

Stairs lead up to a 40 m² space yet to be developed. It will also be possible to make an opening into the partition stonewall that would make both upstairs communicate.

The older part of the house has single glaze windows and the insulation in the eaves.

The newer part of the house has new insulation and double-glazed windows and door.

The house is heated with a pellet stove installed in 2021.

Leaning onto this house is a small outdoor building.

A large pool of 10 x 5 has a new cover and new equipment which is situated in the barn.

The barn has a 60 m² footprint and is currently used for storing garden equipment.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€235,000

Key Information

Internal Area:	228 sqm
Land Area:	0.14 ha
Property Features:	
• Energy Consumption:	295

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