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Cosy house ready to enjoy in wine village, garage and garden

St Sernin Du Plain , Saône-et-Loire , Bourgogne-Franche-Comté



€165,000

inc. of agency fees

4 Beds 3 Baths 205 sqm 0.16 ha

Cosy house ready to enjoy in wine
village, garage and garden

At a Glance

Reference	MFH-BUR-PM5522D	Near to	St Sernin Du Plain	Price	€165,000
Bed	4	Bath	3	Hab.Space	205 sqm
Land	0.16 ha	Pool	No	Land Tax	N/A

Property Description

Spacious four-bedroom home renovated in style in pretty burgeoning village of Mazenay located half way between the medieval villages of Nolay and Couches, with detached garden and garage. This home is “prêt à vivre” - just unlock the front door and start your new adventure in the Côtes du Couchois.

This stone house was originally a café named Café Papillon, now turned into a lovely and comfortable house, The Maison Papillon.

The light, sun filled house overlooks a communal courtyard at the rear, which is shared with two other households. The large garage and workshop is here and there is further parking for 3 cars.

The beautiful private garden is 190 metres from the house, a two-minute walk, it includes a terracotta oven, a Weber Barbecue, a gas hob and a small shed. It is a bucolic's dream, full of the sound of birdsong and the babbling stream, with waterfalls into the abreuvoir in front of the garden gate.

Included in the package is a small vineyard (overgrown) and a wood.

20m away from the house is 'L'Intermittent', a lively bar and soon to be opened restaurant. The bread van visits 6 days a week. Here you are part of an active community of wine growers, as the village is surrounded by vineyards.

Entrance to the house is via a morning room, with storage space, coffee table and two wicker chairs. Then into the hallway. To one side the kitchen and next to it the dining room. Down some steps is the living room (formally the café).

The kitchen is a chef's delight: self cleaning fan oven with rotisserie, two induction hobs, two extractor fans overhead, Miele dishwasher, two fridge freezers. It really stands out with its white cupboards and marble work top. Near the window a small breakfast area.

The double aspect dining room has a parquet floor. The also double aspect living room is light as windows to both sides. On the far wall an open chimney. Floor is tiled. Size is large at nearly 6 by 6 meters.

Down some steps from the living room is the basement area under the kitchen and dining room, where you find a heated room, used today as study and music room, that can also be used as bedroom 5. This room has access to the courtyard to the back. Next to it one goes to the utility room with washing machine, tumble drier and freezer, a toilet, and on one side the cellar, on the other the boiler room with the oil burner delivering heat to the radiators in the house.

Upstairs are four bedrooms: Bedroom 1 suite comprising 21 m2 bedroom, 8 m2 dressing room with fitted Ikea units, shower, WC; Bedroom 2 suite comprising bedroom, sitting room, bath, basin; Bedroom 3 with en suite shower. Separate wc.

Bedroom 4 is in a loft, next to the floor boarded attic.

The garage holds a large car easily and gives way to a large workshop of 30m2.

A good village house ready to enjoy with lots of space

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€165,000

Key Information

Internal Area:	205 sqm
Land Area:	0.16 ha
Property Features:	
• Energy Consumption:	216

Location: Bourgogne-Franche-Comté



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