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## Small stone house near burgundy vineyards

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



**€239,000**

inc. of agency fees

3 Beds    1 Baths    82 sqm    0.01 ha

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### At a Glance

<b>Reference</b>	MFH-BUR-CR5532BS	<b>Near to</b>	Baubigny	<b>Price</b>	€239,000
<b>Bed</b>	3	<b>Bath</b>	1	<b>Hab.Space</b>	82 sqm
<b>Land</b>	0.01 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In a small village on the cliffs above the vineyards, this small house recently renovated is a perfect “pied à terre” for wine lovers. It has new electricity, plumbing, bathroom, toilets, insulation, double glazed wooden windows, floors...

The front door opens onto an entrance hallway with stair going up to the bedrooms, a toilet with wash basin and a door leading to the open kitchen living room.

An old-style wood burner can be used both for extra comfy heating and cooking. The kitchen is furnished and equipped with new appliances: a gas hob and oven and a fridge.

A door opens onto the heated greenhouse which makes a comfortable luminous sitting or dining room. A balcony sits next to the green house with stairs leading down to the enclosed courtyard.

On both sides of the kitchen, 2 rooms, one on the street side and one on the green house side make a perfect office and cozy reading room.

Upstairs, a landing opens onto 2 bedrooms and a shower room with toilet, under the eaves with white painted beam structure.

The courtyard can be accessed both by the balcony and by the side of the house via a side path sloping down. Under the greenhouse, a covered area allows to stock wood. From there two doors open onto the boiler room with the fuel burner and fuel reservoir and a magnificent vaulted cellar with gravel and wood on the ground to accommodate a table and chairs.

A perfect turnkey house for wine lovers.

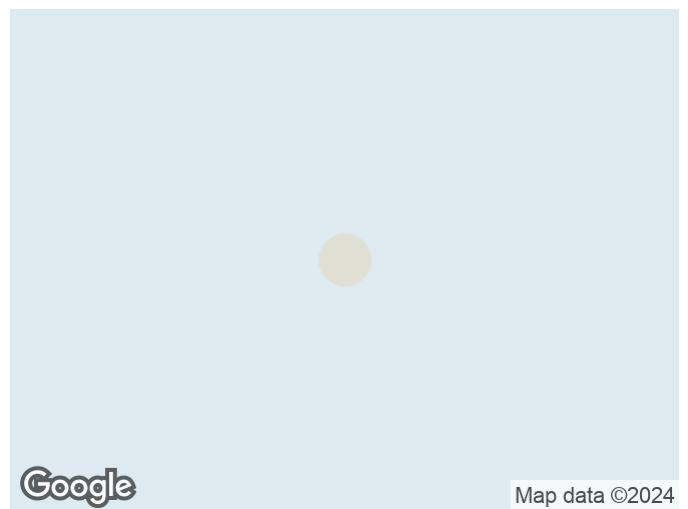
## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€239,000

## Key Information

Internal Area:	82 sqm
Land Area:	0.01 ha
Property Features:	
• Energy Consumption:	348

## Location: Bourgogne-Franche-Comté



## Gallery







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**C. BAUER – Sunday Times**

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