

[Click to view MFH-BUR-CR5532BS](#)

## 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

Small stone house near burgundy vineyards

### 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





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