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## Charming Character House, with Guest House and Barn

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



**€285,000**

inc. of agency fees

3 Beds   3 Baths   188 sqm   0.31 ha

Charming Character House, with  
Guest House and Barn

### At a Glance

<b>Reference</b>	MFH-BUR-RT5550P	<b>Near to</b>	Normier	<b>Price</b>	€285,000
<b>Bed</b>	3	<b>Bath</b>	3	<b>Hab.Space</b>	188 sqm
<b>Land</b>	0.31 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Sitting independently on land of 3,100m<sup>2</sup> with views across open countryside and within easy reach of the medieval town of Semur en Auxois and the market town of Pouilly en Auxois. This very attractive and charming property offers immediate habitable conditions with options for rental and additional renovation. The property is situated in a typical Cote D'Or village located at 2 minutes from the Burgundy Canal with

access to the Autoroute network, north and south at 15 minutes.

Main House: renovated house with original features coupled with practical and contemporary facilities and comprising: Entrance direct to the salon or entrance 2 to a hallway, with shower room and toilet and then leading to a reception room and a staircase accessing the upper floor. The spacious and very comfortable salon has a charming stone fireplace with functional wood stove, painted beamed ceiling and an original local stone floor.

This room is naturally bright and has access to the rear garden. Connecting from the salon with open access to the kitchen and dining room. The kitchen has fitted floor units, integrated appliances a practical raised shelf looking over the dining part of the room. Natural light is in abundance with great views across the gardens to the side of the property. The upper floor comprises an open plan office area, a recently upgraded spacious shower room, a sitting area leading to two large bedrooms. Guest House: with independent access this additional habitable area offers a ground floor open plan kitchen and sitting area with a bespoke open tread staircase connecting the upper floor bedroom and shower room. Recently renovated, this guest house has received good rental income and excellent reviews. Options to rent or use for friends and family.

Detached Barn: Former agricultural barn with ancient wood fired bread oven and still intact This spacious building has many possibilities. Currently used as a storage area for garden equipment and general storage. Overall ground floor area of 70m<sup>2</sup>. Option to create a second character house. Heating: Gas central heating - new boiler installed recently. Wood stove in salon. Electric Car Charger installed. New septic tank installed 2020.

## Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	3
Price	€285,000

## Key Information

Internal Area:	188 sqm
Land Area:	0.31 ha
Property Features:	
• Energy Consumption:	275

## Location: Bourgogne-Franche-Comté



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