

[Click to view MFH-BUR-RT5550P](#)

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

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

Property Description

Sitting independently on land of 3,100m² 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 70m². 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



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