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Village house along the river

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



€272,000

inc. of agency fees

3 Beds 2 Baths 154 sqm 0.03 ha

Bright house with beautiful features including a new economical heating system, this well-insulated and well-maintained house offers a calm and comfortable...

At a Glance

Reference	MFH-BUR-CR5552BS	Near to	Vauchignon	Price	€272,000
Bed	3	Bath	2	Hab.Space	154 sqm
Land	0.03 ha	Pool	No	Land Tax	N/A

Property Description

Bright house with beautiful features including a new economical heating system, this well-insulated and well-maintained house offers a calm and comfortable living environment. A green courtyard, a terrace by the Cosanne River and a barn serving as a garage and workshop.

The main entrance opens onto a large room facing east and west. A bright room with windows to the east and sliding doors to the west opening onto the terrace along the Cosanne. The French beamed ceiling is 3 meters

high, providing a beautiful volume. The comfort of this room is a combination of old and new: underfloor heating with modern tiling, a recent wood stove installed in an old stone and brick fireplace, a wrought iron railing, and some exposed stones. The dining area opens onto a modern kitchen equipped with light cream colour that blends well with the old hexagonal terra cotta tiles, the oak and wrought iron staircase, and the stone window jambs. From the kitchen, you access a shower room with a separate toilet, which has just been renovated, as well as the heated veranda. It naturally opens onto the courtyard where you can enjoy an outdoor space with numerous flowers, bushes, and a small tree. A gate leads to the parking space in front of the barn. The veranda also serves as a daily entrance. A small cloakroom allows for storing shoes and coats. The door leading to the street is a security door. From the kitchen, you go up to the mezzanine, which serves as a library and office, with a small balcony overlooking the street. This space opens onto a large master bedroom with built-in closets and a desk area that can be used as a studio, dressing room, or reading nook. A spacious bathroom with a corner bathtub and toilet completes this master suite. From the mezzanine, you access the second bedroom with a view of the Cosanne, as well as a staircase leading to the second level with a third bedroom under the eaves. In the basement, there is a small heated blind office, a large laundry room with a heating system corner, a pantry area, a cellar/wood storage, and a wine cellar. You can exit onto the street from the cellar by going up a few steps. The barn is very spacious with a floor height allowing for parking a camper with a car or 3 cars. In one corner is the workshop of the "station master"! This property is ideal for a second home with a large enough outdoor space to enjoy summer periods without having to spend weekends gardening! The village of Vauchignon offers numerous walks in the woods and towards the cliffs, the waterfall, the source of the Cosanne, and is close to Nolay with all its amenities, medical center, and schools...

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€272,000

Key Information

Internal Area:	154 sqm
Land Area:	0.03 ha
Property Features:	
• Energy Consumption:	180

Location: Bourgogne-Franche-Comté



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