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## Cosy House with pool and 6 bedrooms

Ravieres , Yonne , Bourgogne-Franche-Comté



# €310,000

inc. of agency fees

6 Beds   2 Baths   235 sqm   0.73 ha

Cosy House with pool and 6 bedrooms

### At a Glance

<b>Reference</b>	MFH-BUR-BH5560h	<b>Near to</b>	Ravieres	<b>Price</b>	€310,000
<b>Bed</b>	6	<b>Bath</b>	2	<b>Hab.Space</b>	235 sqm
<b>Land</b>	0.73 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Renovated house with 6 bedrooms, spacious living room, semi-open kitchen. In the north of Burgundy. Large barn across from the courtyard and other outbuildings. Swimming pool. Ravieres is nearby with shops and a train station. The house is quietly located on the edge of a hamlet. It overlooks a forest and lower-lying neighbors.

Just a few kilometers from Ravières, next to the Canal de Bourgogne and the Véloroute, 7 km from the Nuits-Sous-Ravières train station and 10 km from the Montbard T.G.V. station, in a quiet village, property (7,300 m<sup>2</sup> in total) with no overlooking neighbors and an unobstructed view, including a T8 house of 235 m<sup>2</sup> living space with a swimming pool, grounds, and outbuildings. Access to the property is through an electric gate that opens onto a 620 m<sup>2</sup> courtyard. On the ground floor, there is a living room (43.5 m<sup>2</sup>) with a wood insert and two French doors opening to the terrace/pool, a semi-open kitchen (17.6 m<sup>2</sup>) adjoining the living room, a "master suite" bedroom with a shower room/W.C., a dining room (17.2 m<sup>2</sup>) with an independent entrance door, currently used as a dining area for guests as the property is currently listed as a guesthouse. A cellar (20 m<sup>2</sup> on the ground) is located under the dining room (access from the living room). Upstairs, a side corridor with windows facing the pool leads to 5 independent bedrooms (18.2 m<sup>2</sup>, 17.4 m<sup>2</sup>, 17.2 m<sup>2</sup>, 14.8 m<sup>2</sup>, and 19.2 m<sup>2</sup>), a toilet room (4.8 m<sup>2</sup>) with double sink, adult W.C. and child W.C., and a bathroom (11.1 m<sup>2</sup>). Level 2 consists of attic spaces. A thermodynamic water heater (270 l) is located in the laundry room (7.7 m<sup>2</sup>), and the adjoining boiler room (11.7 m<sup>2</sup>) contains the pellet boiler and the pellet storage silo (6 tons). In front of the house entrance are buildings (approximately 135 m<sup>2</sup> on the ground) including garages, a barn, a stable, a workshop, a secure well, and storage areas that can be renovated above, with the roof featuring 30 solar panels (9 kw). On the living room's French door side, there is a fenced plot/garden (approximately 2,000 m<sup>2</sup>) that includes a terrace, a heated swimming pool (36 m<sup>2</sup>) with a secure electric cover, and the technical room.

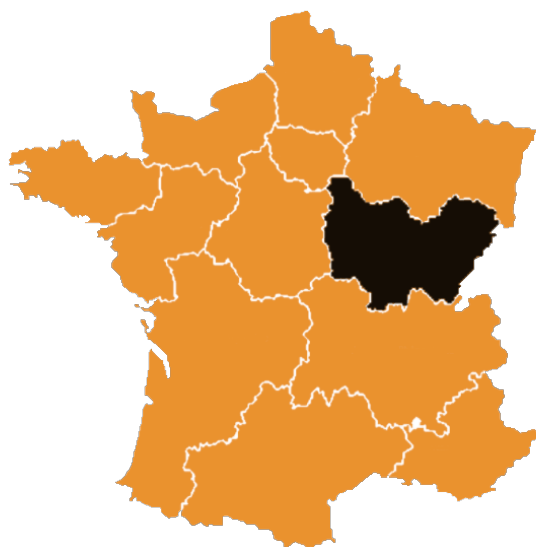
## Summary

Property type:	Apartment
Bedrooms:	6
Bathrooms	2
Price	€310,000

## Key Information

Internal Area:	235 sqm
Land Area:	0.73 ha
Property Features:	
• Energy Consumption:	177

## Location: Bourgogne-Franche-Comté



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**C. BAUER – Sunday Times**

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