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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

Reference	MFH-BUR-BH5560h	Near to	Ravieres	Price	€310,000
Bed	6	Bath	2	Hab.Space	235 sqm
Land	0.73 ha	Pool	No	Land Tax	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 m²; in total) with no overlooking neighbors and an unobstructed view, including a T8 house of 235 m²; living space with a swimming pool, grounds, and outbuildings.

Access to the property is through an electric gate that opens onto a 620 m²; courtyard.

On the ground floor, there is a living room (43.5 m²;) with a wood insert and two French doors opening to the terrace/pool, a semi-open kitchen (17.6 m²;) adjoining the living room, a "master suite" bedroom with a shower room/W.C., a dining room (17.2 m²;) 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 m²; 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 m²;; 17.4 m²;; 17.2 m²;; 14.8 m²;; and 19.2 m²;;), a toilet room (4.8 m²;) with double sink, adult W.C. and child W.C., and a bathroom (11.1 m²;;).

Level 2 consists of attic spaces.

A thermodynamic water heater (270 l) is located in the laundry room (7.7 m²;;), and the adjoining boiler room (11.7 m²;;) contains the pellet boiler and the pellet storage silo (6 tons).

In front of the house entrance are buildings (approximately 135 m²; 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 m²;) that includes a terrace, a heated swimming pool (36 m²;) with a secure electric cover, and the technical room.

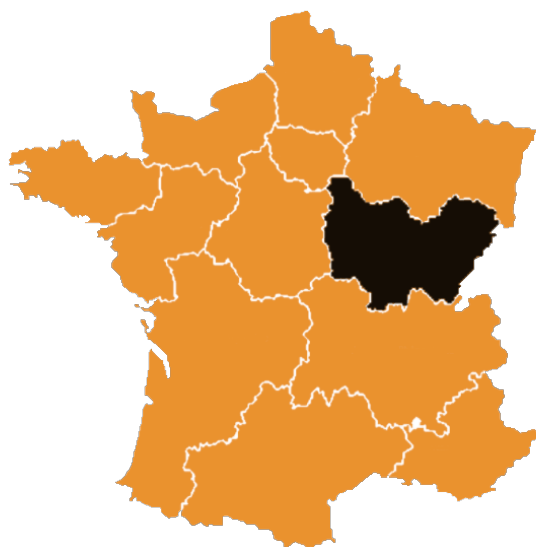
Summary

Property type:	Countryside house
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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