

[Click to view MFH-BUR-CR5563BS](#)

Large house with swimming pool near Beaune

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



€399,000

inc. of agency fees

4 Beds 1 Baths 205 sqm 0.16 ha

With its garden directly overlooking the vineyards, in a wine-growing village near Beaune, this large family home with fine original features, built...

At a Glance

Reference	MFH-BUR-CR5563BS	Near to	Beaune	Price	€399,000
Bed	4	Bath	1	Hab.Space	205 sqm
Land	0.16 ha	Pool	No	Land Tax	N/A

Property Description

With its garden directly overlooking the vineyards, in a wine-growing village near Beaune, this large family home with fine original features, built over cellar and garage, offers a large garden with swimming pool.

From the street, an outside staircase leads up to a balcony and south-west-facing terrace.

Three doors open onto the house: kitchen, entrance hall and living room. The main door opens onto an

entrance hall which leads on the left to a bright, fully equipped kitchen with space for a table for 6, French doors and a window opening onto the balcony.

To the right of the entrance, a double pane door opens onto an impressive 80m² living room with a magnificent beamed ceiling and original floor tiles and Burgundy flagstones, numerous openings including 2 French doors opening onto the balcony on the street side and onto the courtyard on the garden side.

With some original stone walls and oak pillars, small nooks such as a cozy lounge and a study area, divide up this living space. A majestic steel wood burner is centered on the far wall.

From the entrance hall, a long corridor leads to a shower room and 4 bedrooms on either side. The last bedroom at the end of the corridor could be converted into an en-suite, as a lean-to adjoining the house could be turned into a shower room. In the same hallway, a door opens onto a staircase leading down to the 2 garages. Here you'll find the interior part of a heat pump that supplies heating and hot water. On either side of these 2 garages, accessible from the street, are 2 semi-buried wine cellars on one side and two storage/workshop areas on the other.

On level 1, opposite the front door, another door opens onto the garden, which begins with a large courtyard with a dining area and bbq space.

A small pathway and stone steps lead up to the garden, planted with old trees. You arrive at the first "landing" with a 3.5 x 7.5 m tiled pool with paving around it, where you can lounge in a deckchair overlooking the house below and the garden above.

As you climb to the top of the garden, you have a direct view of the vineyards on the other side of the countryside path, as well as a view of the village with its church beyond the house.

Summary

Property type:	House
Bedrooms:	4
Bathrooms	1
Price	€399,000

Key Information

Internal Area:	205 sqm
Land Area:	0.16 ha
Property Features:	
• Energy Consumption:	90

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