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Charming Maison de Maitre with Guest house

Blaisy Bas , Côte-d'Or , Bourgogne-Franche-Comté



€375,000

inc. of agency fees

5 Beds 2 Baths 204 sqm 0.45 ha

Charming Maison de Maitre with Guest house.

At a Glance

Reference	MFH-BUR-RT5566P	Near to	Blaisy Bas	Price	€375,000
Bed	5	Bath	2	Hab.Space	204 sqm
Land	0.45 ha	Pool	No	Land Tax	N/A

Property Description

Sitting independently, slightly elevated above the village this character early 20th century property offer a main house on 3 levels and a large basement, a three roomed guest house, a charming folie and gardens on all sides. Easy access to Dijon from the village by train and car. The village has some commerce and nearby market town of Somberton offers good general commerce and access to the autoroute to Dijon.

The property is entered through a controlled gate, passing the guest house and to the front of the house with pleasant views over the village to the hilly countryside beyond. The mature gardens are around the house and lead to a charming Folie, a wooden chalet, poultry coup and a dove aviary.

Guest House: comprises a shower room and toilet, bedroom and sitting room. Small, but cosy, offering a possible family or friends overspill house or a rental opportunity. There is a private garden to the rear of the house and also access to the main gardens and the buildings.

Folie: Once used as a lodge and with a interesting cellar below with walls of volcanic type rock, this one room building could make a great office or hobby room.

Main House: 184+/- m² of habitable floor area (not including the 60m² basement complex)

With habitable areas on three levels the house is spacious and with the charm of its construction period (circa 1906).

Basement/cellars: Accessed from the front of the house under the stone staircase of the house. A great and spacious wine cellar, with additional room for storage of fruits and vegetables, storage room and heating boiler location.

Ground floor: Access from a raised period staircase to the front door leading to a long hallway with original floor tiles and wooden staircase. The day room and kitchen are accessed on the left and the formal salon and dining area to the right. There is access from the kitchen to the rear terrace and gardens. A toilet is situated at the rear of the hallway.

Upper floor: accessed from the original wood and rail staircase there are four rooms all with different views and although not specified today they were originally bedrooms. A shower room and toilet is located between 2 of these rooms.

Upper floor 2 - renovated attic with spacious open-plan room with roof windows and exposed oak beams. This room is undefined and offer many possibilities. There is also a toilet on this level.

Heating is by a recently installed oil fired boiler to the ground floor and upper floor. The attic has fixed wall mounted electric radiators.

Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€375,000

Key Information

Internal Area:	204 sqm
Land Area:	0.45 ha
Property Features:	
• Energy Consumption:	374

Location: Bourgogne-Franche-Comté



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