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Stone house with enclosed garden and views of the vineyards

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



€290,000

inc. of agency fees

4 Beds 2 Baths 168 sqm 0.05 ha

Stone house with enclosed garden and views of the vineyards

At a Glance

Reference	MFH-BUR-CR5568BS	Near to	Santenay	Price	€290,000
Bed	4	Bath	2	Hab.Space	168 sqm
Land	0.05 ha	Pool	No	Land Tax	N/A

Property Description

In the center of a charming wine village with shops and restaurants. With original features: oak beams, wooden floors, stone walls it has the comfort of a renovated house. With its private enclosed garden its beautiful Cistercian vaulted cellar, it is a perfect pied-à-terre for wine lovers.

The entrance hall opens onto the kitchen a few stairs up to the left and to the dining room on your right.

The dining room is L shaped with exposed stone walls and a fireplace with wood burner. A large window facing the street and a door opening onto the covered terrace bring in sun light.

The fitted kitchen with a pantry in the back, dates from the 90s. It has 2 openings, a window facing the street and a door opening onto the covered terrace.

From the terrace you can go down into the enclosed courtyard.

In the entrance hallway there is a separate toilet.

After the dining room a corridor leads to two bedrooms with parquet flooring and windows opening onto the courtyard, a bathroom and a hallway.

Steps lead you up to a large living room under the very high eaves which shows the beautiful original oak beams. The floor is parquet and a window opens onto the garden.

Stairs lead up to a kid's room built in the attic with a very low door opening so as to preserve the beam structure. Another bedroom sits next to the living, with a few steps going up.

From the living, stairs lead you down to 2 rooms, semi buried, with windows facing the garden. These extra heated rooms (not counted in the habitable space) could be used as a summer kitchen, an art studio, an office or with proper insulation could be converted into a bedroom.

The second room has a door opening onto the beautiful walled garden with trees, a water well and a bread oven. Beyond the garden the Santenay vineyards make a beautiful setting for summer outdoor meals.

Another door opens onto the enclosed courtyard with access to a woodshed/workshop, the downstairs laundry room with shower and toilet and the beautiful Cistercian wine cellar.

Two extra cellars available for storage.

From the courtyard, a door opens onto the street with stairs going up to the street level and a flight of stairs lead you up to the covered terrace.

A perfect spot for wine lovers.

Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	2
Price	€290,000

Key Information

Internal Area:	168 sqm
Land Area:	0.05 ha
Property Features:	
• Energy Consumption:	236

Location: Bourgogne-Franche-Comté



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