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Charming Countryside Home with Pool & Spacious Living – Move-In Ready!

Joigny , Yonne , Bourgogne-Franche-Comté



€289,500

inc. of agency fees

4 Beds 3 Baths 165 sqm 0.07 ha

Charming Countryside Home with Pool & Spacious Living – Move-In Ready!

At a Glance

Reference	MFH-BUR-bh5571h	Near to	Joigny	Price	€289,500
Bed	4	Bath	3	Hab.Space	165 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

Nestled in the peaceful hamlet of Brion, surrounded by open fields, this beautifully maintained home offers a perfect balance of tranquility and convenience. Located between Joigny and Migennes—both just 7 minutes away—it provides easy access to essential amenities while offering stunning views and a serene retreat. With a thoughtfully designed layout, landscaped gardens, and a covered swimming pool, this property is ideal for

those seeking comfort and relaxation in the French countryside.

Main Features & Details Interior Spaces
Ground Floor: Main feature is the covered and air-conditioned terrace, overlooking the garden and the pool. In the distance you see the rolling country side fields
Living room with lounge area having wood burning fire feeding heat to the house air circulation system and a dining area having direct access to the kitchen
Fully equipped and furnished kitchen with retractable breakfast table
Guest shower and toilet.
One comfortable bedroom with fitted wardrobe unit and fully fitted en-suite shower room and toilet.
A versatile office/library with air conditioning unit (this might easily be converted into an extra bedroom).
Upper Floor:

- Two large bedrooms under the eaves, one with built-in wardrobes and both with air conditioning.
- A fully fitted bathroom with bath/shower and toilet.
- Linen room/dressing area off the hallway for extra storage and/or use as small office.

Basement:

- Utility room with built-in cupboards, a laundry area, room for additional fridges/freezers and space for hobbies etc.
- Wine cellar with wire shelving.
- Gym area with space for multiple fitness machines.
- Spacious two car garage with a workshop area at the back.

Outdoor Living & Garden:

- Landscaped and fenced garden, designed for minimal maintenance, with a southwest orientation ensuring plenty of natural light.
- 3m x 7m in-ground pool heated by separate air-source heat pump and with a removable cover to keep it clean in winter and ensure child safety.
- A pool chalet houses the saltwater filtration and pH management system, making maintenance effortless.
- Access to the property via electric powered gate to terraced courtyard, leading down to the garage with its electric powered door or around to the garden and terrace.

Prime Location:

- Joigny (7 min): A historic town known for its beautiful monuments and renowned gastronomy.
- Migennes (7 min): The northernmost harbor of the Canal de Bourgogne, offering vibrant local life and essential facilities.
- Paris Access: Reachable in just 1h15 by train from Joigny or less than 2 hours by car, making this home an ideal countryside retreat with excellent city connections. This move-in-ready property has been meticulously maintained and thoughtfully improved over the years—no renovations needed, just unpack and enjoy!

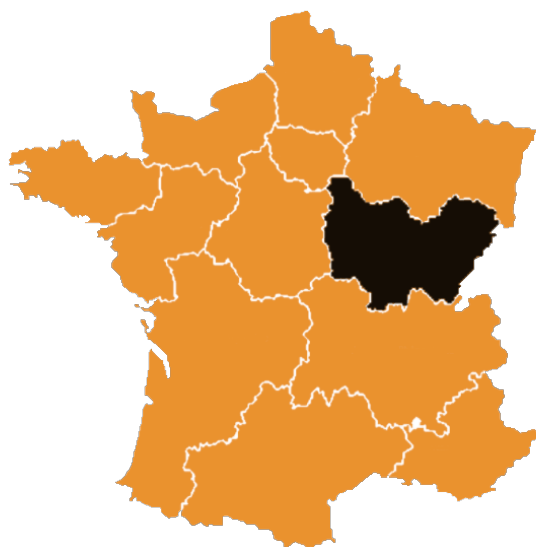
Summary

Property type:	Apartment
Bedrooms:	4
Bathrooms	3
Price	€289,500

Key Information

Internal Area:	165 sqm
Land Area:	0.07 ha
Property Features:	
• Energy Consumption:	193

Location: Bourgogne-Franche-Comté



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