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Character Village Farmhouse

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



€260,000

inc. of agency fees

3 Beds 1 Baths 152 sqm 0.1 ha

Character Village Farmhouse

At a Glance

Reference	MFH-BUR-RT5425P	Near to	Montoillot	Price	€260,000
Bed	3	Bath	1	Hab.Space	152 sqm
Land	0.1 ha	Pool	No	Land Tax	N/A

Property Description

Sitting independently on a quite location at the edge of a small tranquil village, this classic stone house and buildings offers immediate habitation with 3 bedrooms and development possibilities. Additional land of 5232m2 possible to purchase at an additional cost.

The property is typical of the region, built as a farmhouse of local stone and oak beams with spacious rooms and land on 3 sides.

The Property consists of a house with 5 main rooms, a garage, an independent building with two stables, a vaulted wine cellar and smaller storage buildings.

House:

Ground floor entrance hall with storage cupboards leading to a kitchen with a fireplace and access to the rear garden, living room, a bedroom and a bathroom and separate toilet. The upper floor offers 2 bedrooms and 2 smaller rooms with water and drainage in place for a shower room and toilet.

Access to attics.

Electric underfloor heating on some of the ground floor and recent wall mounted electric radiators in other rooms.

Hot water by electric immersion heater.

Windows are double glazed, some need replacing.

New front door.

Non habitable buildings:

Garage of 30m² with attic

Two stables and a wine cellar.

Garden

Grass gardens to the front (southwest), side and rear. Some trees and plants but mostly grass. A water well is found in the rear garden.

Drainage by an individual septic tank which will need replacing to conform to current laws.

In good general condition with fresh décor and bright and spacious rooms. The rooms are cleared of furniture and the kitchen has only a sink. Add you own taste and style!

Summary

Property type:	House
Bedrooms:	3
Bathrooms	1
Price	€260,000

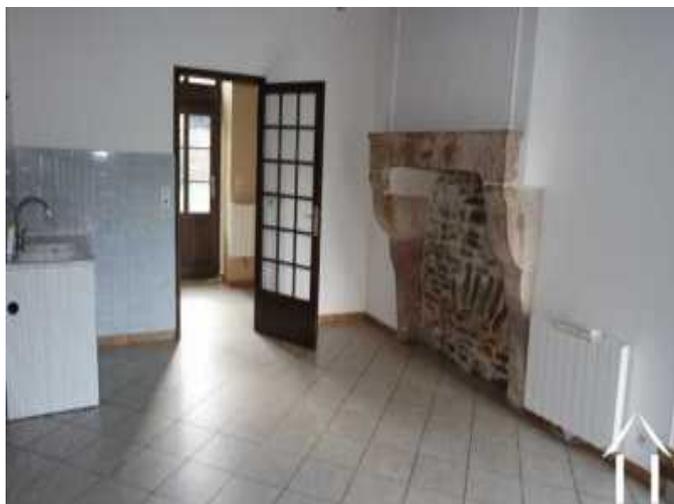
Key Information

Internal Area:	152 sqm
Land Area:	0.1 ha
Property Features:	
• Energy Consumption:	432

Location: Bourgogne-Franche-Comté



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