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Practical and Pleasant House & Barn with views

Sincey Les Rouvray , Côte-d'Or , Bourgogne-Franche-Comté



€180,000

inc. of agency fees

3 Beds 1 Baths 116 sqm 0.25 ha

Practical and Pleasant House & Barn with views

At a Glance

Reference	MFH-BUR-RT5431P	Near to	Sincey Les Rouvray	Price	€180,000
Bed	3	Bath	1	Hab.Space	116 sqm
Land	0.25 ha	Pool	No	Land Tax	N/A

Property Description

Sitting independently on land of 2,540m² with open views, this practical and pleasant property offers immediate entry with three bedrooms, Recently decorated throughout in neutral colours with bright living areas and in addition an independant barn and basementcomplex with garage.

The house is slightly elevated above the land with superb open views across open countryside. The basement has a garage with workshop area, an office, toilet, cellar, and a bedroom. The ground floor comprises an entrance through a double door access to a living and dining area with access to the garden and an open fire fireplace. Kitchen fitted with units and appliances. Hallway connecting to 2 bedrooms and a bathroom.

Stone and brick barn used for storage and additional garage space.

The gardens surrounding the house are planted with mature trees and flowering plants and offers an ideal area for relaxing, outdoor dining and possible for a swimming pool if desired

The house is immediately habitable, and the owners have recently decorated the interior and upgraded the electric heating system which is funded by the income from the solar panels installed.

The exterior of the house is in good condition with double glazed windows and doors, and a clean and fresh finish to the walls.

The property is situated in a small village, 20 minutes from both Avallon and Saulieu, two touristic market towns with all amenities.

In general, a good opportunity to purchase a low maintenance property is a calm and beautiful location.

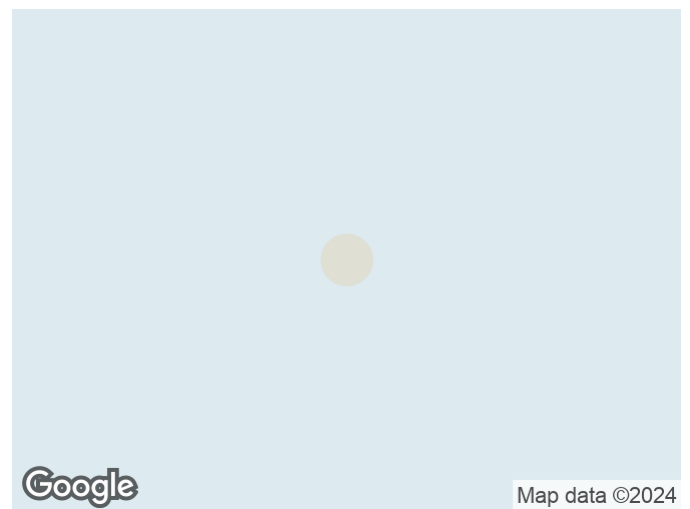
Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€180,000

Key Information

Internal Area:	116 sqm
Land Area:	0.25 ha
Property Features:	
• Energy Consumption:	246

Location: Bourgogne-Franche-Comté



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