

[Click to view MFH-BUR-CR5452BS](#)

## 2 hectare estate, near Beaune Perfect quality

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



# €1,250,000

inc. of agency fees

6 Beds   5 Baths   410 sqm   1.94 ha

2 hectare estate, near Beaune. Perfect quality.

### At a Glance

<b>Reference</b>	MFH-BUR-CR5452BS	<b>Near to</b>	Beaune	<b>Price</b>	€1,250,000
<b>Bed</b>	6	<b>Bath</b>	5	<b>Hab.Space</b>	410 sqm
<b>Land</b>	1.94 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Overlooking the valley, the old stone barns of the village castle, have been entirely transformed in 2013 into an exceptional property. With high ceilings, spacious rooms, many windows, one can enjoy this bright home with the tranquility of a property at the end of a no through private road

When arriving into the central courtyard one is first struck by the beauty and the height of the main house, with its grand arched bay door. One can also admire all the outbuildings including a longère barn, a separate square workshop, a carport for 2 cars and the old pig stalls transformed into a relaxing shaded BBQ terrace.

The grand arched bay door opens onto a large entrance with the stairs on the left leading to the upstairs bedrooms, a guest toilet with wash basin and doors opening to the living and dining rooms.

In the living room, one is automatically drawn by the bay sliding doors which open onto the impressive 180° view with hills covered with fields, vineyards, woods and to the right the small village. Along the entire length of the house a covered terrace to enjoy the sun rise with family and friends.

The bright living room has a central fireplace with on either side two large sliding doors which can be kept closed for coziness or opened into the adjoining dining room. Features such as oakwood doors and built in cupboards, stone tiled floors, old oakwood through beams, stone mantel piece, hidden underfloor heating, add to the luxury of these rooms.

From the dining room one steps into a very bright fully equipped modern kitchen with the view on the valley and an opening onto the BBQ area.

From the living room, the entrance to another spacious room with a double hearth fireplace, used today as an office, with access to the terrace. A second door opens onto the corridor which leads to the entrance and to the master bedroom on suite with an opening to the central courtyard. After this spacious bedroom, a walk-in closet followed by a door leading to the technical room, a large laundry room with storage space and a door opening onto the central courtyard.

From the entrance, the stairs lead to the 5 upstairs bedrooms, 3 of which are on suit and a bathroom with a separate toilet shared by the two bedrooms at one end of the corridor. At the other end of the corridor, a large terrace over the kitchen, with view on the village. Above the entrance, with its arched window, an upstairs snug can be used as a playroom, an office or a reading room.

A door opens onto stairs leading up to the attic where one can admire the truss structure, the renovated roofs and the 200 m<sup>2</sup> attic which could be transformed if desired.

The outbuildings include a longère with a new roof, housing what used to be an apartment (in need of entire renovation), a woodshed, a wine cellar, 3 barn spaces and a one car garage.

Next to the two double car port, a separate building housing the atelier.

A prestigious property for a big family

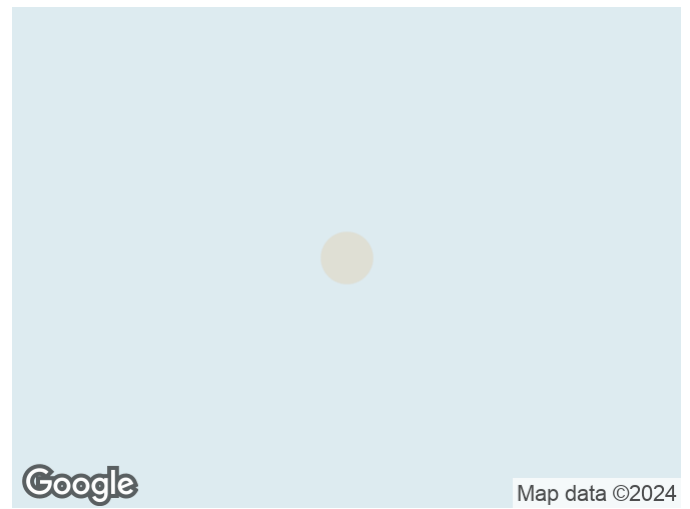
## Summary

Property type:	Countryside house
Bedrooms:	6
Bathrooms	5
Price	€1,250,000

## Key Information

Internal Area:	410 sqm
Land Area:	1.94 ha
Property Features:	
• Energy Consumption:	169

## Location: Bourgogne-Franche-Comté



## Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail YORKSHIRE POST FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**

great service  
fast transfers

send money abroad 24/7 excellent rates