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## Grand Manoir with outbuilding east of Dijon

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



# €490,000

inc. of agency fees

5 Beds   2 Baths   238 sqm   0.29 ha

Grand Manoir with outbuilding east  
of Dijon

### At a Glance

<b>Reference</b>	MFH-BUR-LC5460B	<b>Near to</b>	Genlis	<b>Price</b>	€490,000
<b>Bed</b>	5	<b>Bath</b>	2	<b>Hab.Space</b>	238 sqm
<b>Land</b>	0.29 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Situated in the centre of Genlis close to all amenities, this magnificent, fully renovated and maintained three-storey manor house with lots of character features a magnificent, bright living room (71 m<sup>2</sup>) and 5 bedrooms, 2 bathrooms and WC, plus a beautiful outbuilding.

Close to all amenities, including a pharmacy less than 200 metres away, and set in 2880 m<sup>2</sup> of enclosed land planted with trees, this magnificent manor-style mansion offers 238 m<sup>2</sup> of living space and all the comforts you could wish for.

As soon as you open the remote-controlled electric gate, a vast courtyard welcomes you into an exceptional rural setting:

- A large gravelled area for parking your vehicles, extended by the enclosed grounds (with solid hard walls) and trees of approx. 2880 m<sup>2</sup> with 3 wells.
- On the left, a traditionally built outbuilding of approx. 40 m<sup>2</sup>, currently used as a reception and storage area, but which could be converted into a separate dwelling.
- On the right, an imposing house, sitting on a basement, the entrance to which is a vast garage, and comprising rooms (cellar, sports room, storeroom and smoking room) and, on the ground floor, the living area, access to which is via a few steps giving onto a vast, very beautiful raised terrace with a view over the grounds and a stream below, and comprising: A fitted kitchen, a large, bright and pleasant living room, with the option of a bedroom, a shower room with walk-in shower, and separate WC. First floor: Lounge, 4 bedrooms, including a master suite with en-suite shower room and WC.

Completely renovated around 7 years ago: roof completely redone, new framework and tiles, including attic and wall insulation, the house requires no further work.

All in all, a beautiful, spacious home of a very high standard.

It is interesting to note that the furniture (with the exception of a cupboard currently in the great room) is left in situ, at the purchaser's discretion.

## Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	2
Price	€490,000

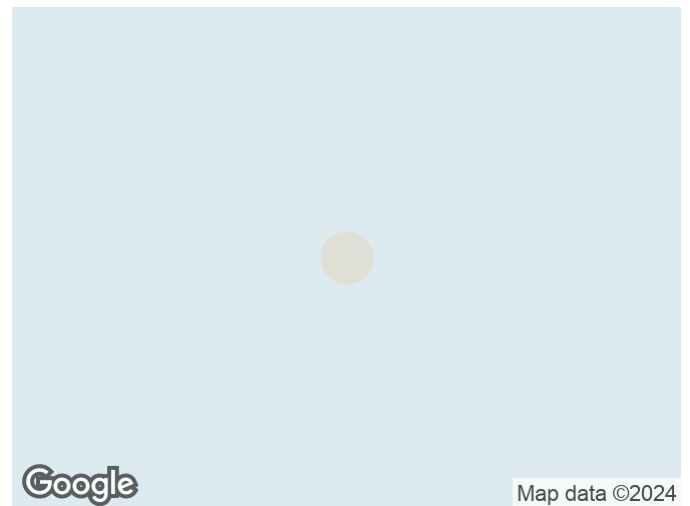
## Key Information

Internal Area:	238 sqm
Land Area:	0.29 ha
Floor:	3

### Property Features:

- Energy Consumption: 83

## Location: Bourgogne-Franche-Comté



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