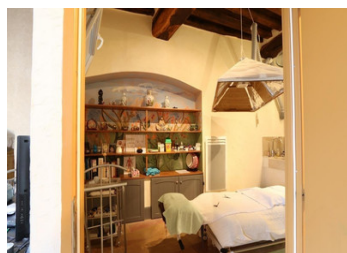
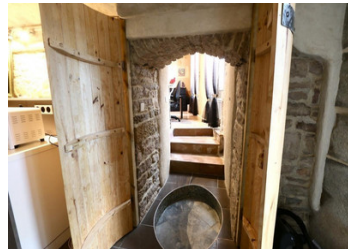
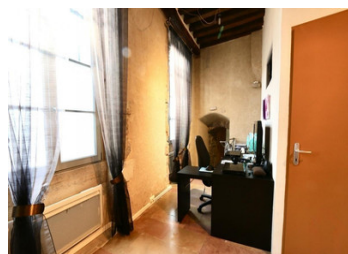
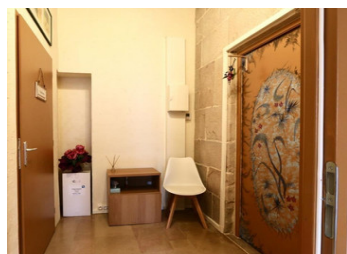


## Pied-à-terre in the centre of Beaune



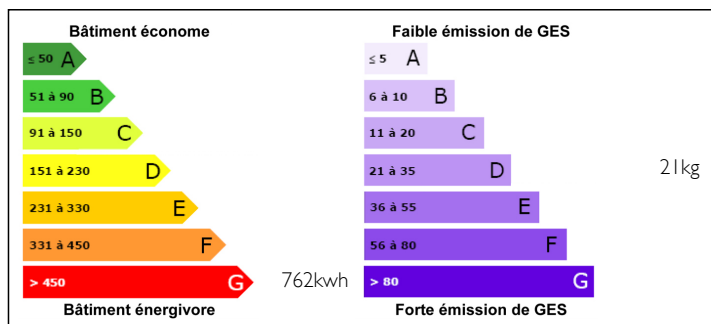
## INFORMATION

Town:	Beaune
Department:	Côte-d'Or
Bed:	1
Bath:	1
Floor:	30 m <sup>2</sup>
Plot Size:	0 m <sup>2</sup>

## IN BRIEF

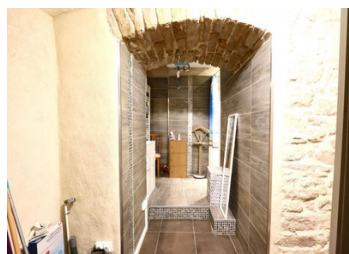
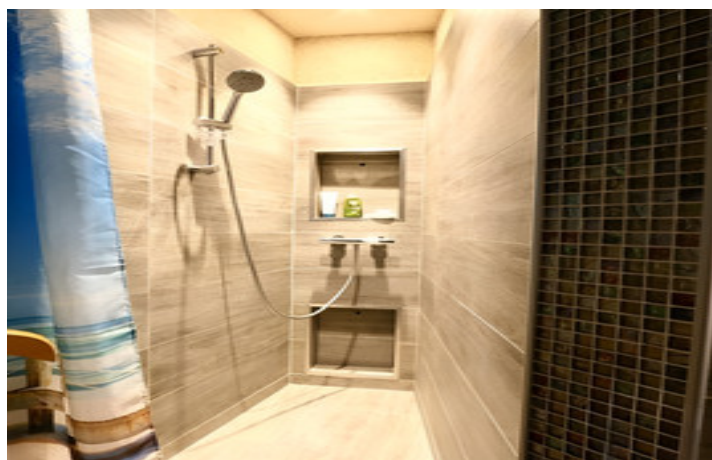
Charming one-bedroom apartment on the ground floor of a three-flight stone house located near the famous remparts de Beaune. The ceilings are 3.3 m high and have old oakwood beams, the floors are covered in Corton stone, the windows are double glazed. You access the apartment through the main building entrance with two different doors. The front door opens onto a 22 m<sup>2</sup> room which has been divided into two rooms, as the actual owner uses this apartment as a therapy office. Very high ceilings, wooded beams, stone tiles from Corton, with its typical beige salmon color giving the rooms a warm feeling and two double glazed double pane windows. The first room is 16 m<sup>2</sup> and gives onto the second room which is 6 m<sup>2</sup> and has a stone sink in one corner. It also gives onto the waiting room with a very large toilet (accessible to wheelchairs) and the second...

## ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



## DESCRIPTION

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From this main room, a few steps lead down to what used to be the cellar.

The doors to this old cellar have been made to look like a big barrel giving two quarter circle doors.

In the 33 m<sup>2</sup> cellar, the kitchen has been installed along one wall and leaves room for a sofa and a small table with chairs. This room has a window opening west onto the sidewalk of the street and a small light source from a window facing north.

After the kitchen, a toilet followed by a shower room with an atypical...

## NOTES