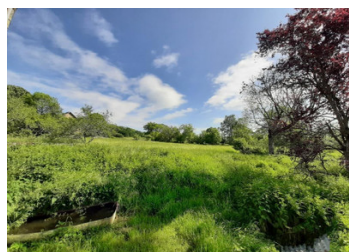
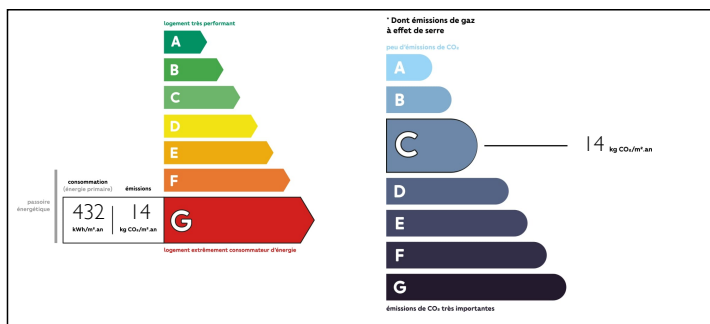


## Character Village Farmhouse



## ENERGY - DPE



## INFORMATION

Town:	Montoillot
Department:	Côte-d'Or
Bed:	3
Bath:	1
Floor:	152 m2
Plot Size:	1039 m2

## IN BRIEF

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...

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.



## NOTES

## DESCRIPTION

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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...