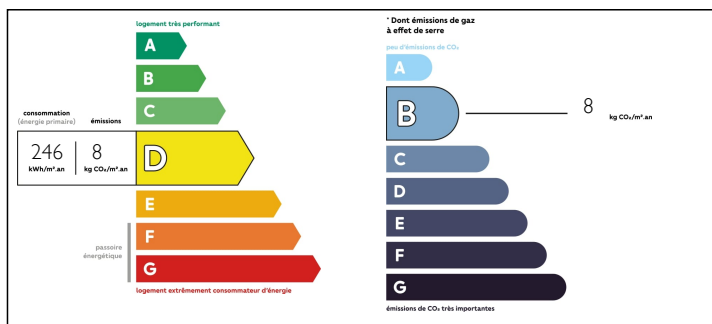


Practical and Pleasant House & Barn with views



ENERGY - DPE



INFORMATION

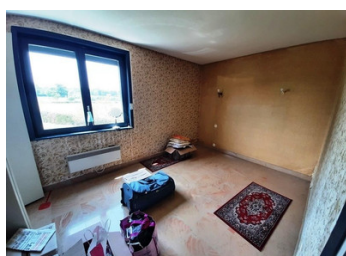
Town:	Sincey-lès-Rouvray
Department:	Côte-d'Or
Bed:	3
Bath:	1
Floor:	116 m2
Plot Size:	2540 m2

IN BRIEF

Sitting independently on land of 2,540m2 with open views, this practical and pleasant property offers immediate entry with three bedrooms, living area and in addition a barn and basement complex 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. Barn used for storage and additional garage space. The gardens surround the house and is planted with trees and plants and offers superb views. The house is immediately habitable, and the owners have recently upgraded the electric heating system which is funded by the income from the solar panels...

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

Sitting independently on land of 2,540m² with open views, this practical and pleasant property offers immediate entry with three bedrooms, living area and in addition a barn and basement complex 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.

Barn used for storage and additional garage space.

The gardens surround the house and is planted with trees and plants and offers superb views.

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

The exterior of the house is in very good condition with double glazed windows and doors, and a clean and fresh finish to the walls. The interior is a little dated but is in the process of being refreshed by the owners.

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

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES