

Cosy cottage ready to move into, for sale north burgundy



INFORMATION

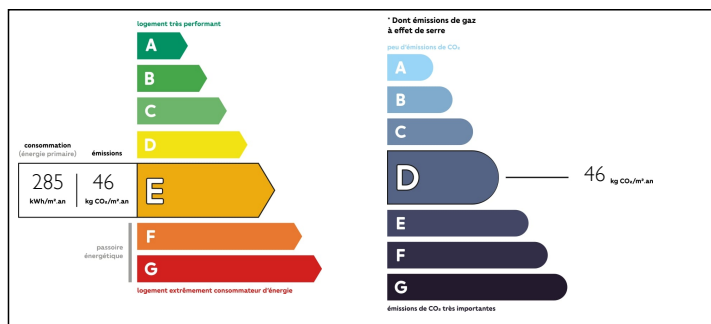
Town:	Laignes
Department:	Côte-d'Or
Bed:	2
Bath:	2
Floor:	90 m2
Plot Size:	480 m2



IN BRIEF

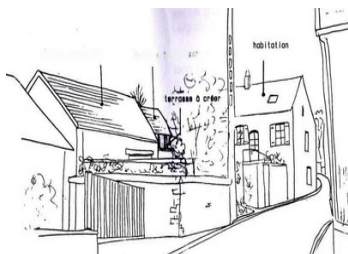
Stone house with two bedrooms. Annex (104m2) ready to be converted into guest house or atelier, with new roof, and utilities connected. Walled courtyard garden. Situated in the hamlet Nicey at just 5 minutes from Laignes village with shops, and 20 minutes from town Chatillon sur Seine. Cottage dates from XVIIth-XIXth century was completely restored in 2000 under architects supervision, still all the character elements have been maintained. The House is on three levels: Ground floor: entrance, toilet and shower area, dining area with open kitchen. First floor: salon of 26m2. with wood burner, the second room used today as library, but can easily be used as bedroom (13m2) Second floor is accessed by wooden staircase to master bedroom under the eaves (25m2) and its en suite shower with toilet. This house is in good quality, wooden beams, wooden floors, pointed stone walls, niches in the walls... plenty of burgundy character all round. The barn...

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

Stone house with two bedrooms. Annex (104m²) ready to be converted into guest house or atelier, with new roof, and utilities connected.

Walled courtyard garden. Situated in the hamlet Nicey at just 5 minutes from Laignes village with shops, and 20 minutes from town Chatillon sur Seine. Cottage dates from XVIth-XIXth century was completely restored in 2000 under architects supervision, still all the character elements have been maintained. The House is on three levels:

Ground floor: entrance, toilet and shower area, dining area with open kitchen.

First floor: salon of 26m². with wood burner, the second room used today as library, but can easily be used as bedroom (13m²)

Second floor is accessed by wooden staircase to master bedroom under the eaves (25m²) and its en suite shower with toilet.

This house is in good quality, wooden beams, wooden floors, pointed stone walls, niches in the walls... plenty of burgundy character all round. The barn has been prepared to receive a second home of some 100m². Roof is new, utilities and drainage have been connected. Today it provides a protected area in the shadow to enjoy the garden. Tomorrow it offers plenty of possibilities to the new owner. an atelier, garage, extra habitable space, a blank canvas that can easily be filled in at minimum cost. The Garden is enclosed by a stone wall. A fruit garden to the back and lawn to the front. Enough shadow places for that siesta and enjoyment of that glass of wine.

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