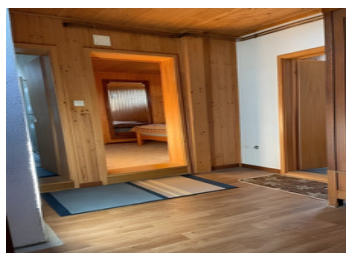


House with apartment and large barns



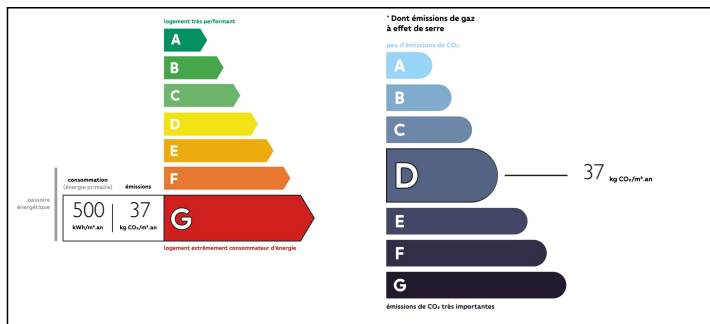
INFORMATION

Town:	Cussy-la-Colonne
Department:	Côte-d'Or
Bed:	3
Bath:	3
Floor:	125 m2
Plot Size:	3020 m2

IN BRIEF

In a quiet hamlet next to the old castle, with magnificent views of rolling fields. Main house is "swiss" style with two bedrooms, an independent apartment and large barns including 3 horse stables. 8 km from Bligny sur Ouche with shops and restaurants, 20 minutes from Beaune and Amay le duc. When entering the property, one can admire the 2 large barns which used to be the coach stables for the neighboring castle originally from 1630. In part of one of the barns, a house with 2 bedrooms was created in a Swiss chalet type interior. One enters the house by going up outside stairs with a covered terrace into a hallway with guest toilet. It then opens onto a large living room of 36m², with linoleum floors, wooden beamed ceilings, cosy austrian style ceramic wood burner and windows to the courtyard. Followed is an equipped kitchen of 15m² with oak...

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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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One enters the house by going up outside stairs with a covered terrace into a hallway with guest toilet. It then opens onto a large living room of 36m², with linoleum floors, wooden beamed ceilings, cosy austrian style ceramic wood burner and windows to the courtyard. Followed is an equipped kitchen of 15m² with oak stairs leading up to the bedrooms and an opening to a recently built tower used as a cosy dining room with wooden dining table and benches. With windows all around it is a perfect dining area with nice views of the valley.

Upstairs: landing, double bedroom, single bedroom and bathroom with bath, shower and toilet. All rooms are timbered, and have wall to wall carpets on wooden floors.

Under the main house, on the courtyard level, a 21 m² flat can be accessed. In the main room, a bedroom corner and the possibility to create a...