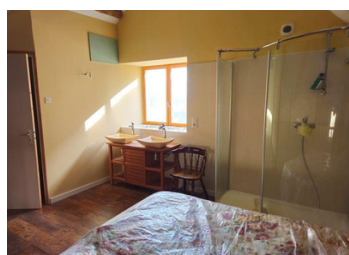
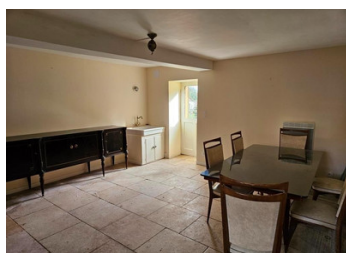


Two Houses in Village Setting.



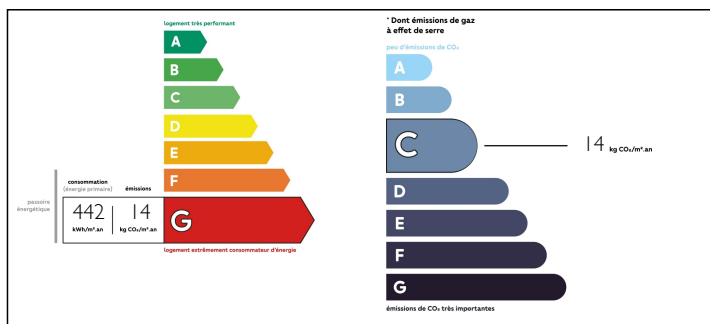
INFORMATION

Town:	Vireaux
Department:	Yonne
Bed:	4
Bath:	3
Floor:	168 m2
Plot Size:	505 m2

IN BRIEF

Character Village property with two independent houses with garden, internal courtyard. Situated near the cultural village of Ancy la Franc and only 20 minutes from the wine town of Chablis, this attractive stone property offers many possibilities for holidays and business. The original house is on the ground floor with a living room created from a barn with an upper mezzanine bedroom and shower room, a dining room with access to a wine cellar and a recently installed kitchen. This house offers access to the front private interior courtyard and to the larger open garden to the rear. Here you find very pleasant views across the village and surrounding countryside. The second house is accessed from the interior courtyard and staircase to an upper floor which is elevated to give pleasant views. This house comprises, an entrance hall, toilet/bathroom, a living area with kitchenette and dining area, a bathroom...

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

Character Village property with two independent houses with garden, internal courtyard. Situated near the cultural village of Ancy la Franc and only 20 minutes from the wine town of Chablis, this attractive stone property offers many possibilities for holidays and business. The original house is on the ground floor with a living room created from a barn with an upper mezzanine bedroom and shower room, a dining room with access to a wine cellar and a recently installed kitchen. This house offers access to the front private interior courtyard and to the larger open garden to the rear. Here you find very pleasant views across the village and surrounding countryside.

The second house is accessed from the interior courtyard and staircase to an upper floor which is elevated to give pleasant views. This house comprises, an entrance hall, toilet/bathroom, a living area with kitchenette and dining area, a bathroom and two bedrooms. This part would make a perfect rental opportunity.

In addition, there is a stand-alone stone building at the front of the internal courtyard that offers a rustic and charming guest bedroom.

The garden to the rear of the property offers village views and is in an elevated position.

Heating is by a wood stove and electric radiator.

The property is connected to the mains drainage system.

Immediately habitable with recent decoration throughout.

Options for permanent living, holiday home or rental project.

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

NOTES