

## Village house with courtyard and barn, near to Meursault



## INFORMATION

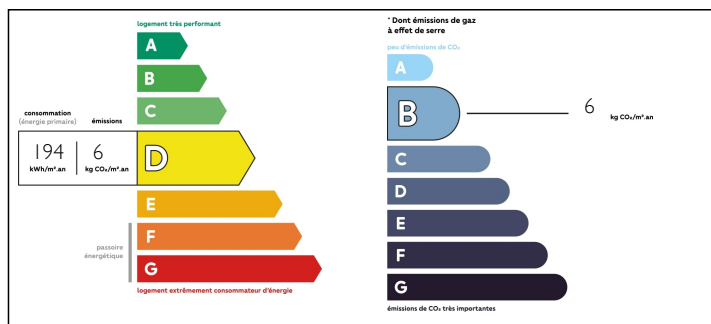
Town:	Corcelles-les-Arts
Department:	Côte-d'Or
Bed:	3
Bath:	1
Floor:	143 m2
Plot Size:	515 m2

## IN BRIEF

6 km from Meursault, this family home renovated in the late 90's with 3 bedrooms including one on the ground floor offers extension possibilities with its large barn. A sunny conservatory, an enclosed courtyard with a well, a workshop and cellar. Between Beaune and Chagny. The courtyard is entered via a side gate or an electric gate, with the conservatory opening onto the house on the right and a very high barn on the left. In front, a tiled terrace with an electric awning opens onto the unheated 22 m<sup>2</sup> conservatory. From here, you enter the living room, with an oak beam running across the ceiling and a Tulikivi pellet stove in the middle, for extra warmth. A north-facing window is currently closed by a cupboard and could bring more light into this living room, which has natural light from the conservatory. From this room, you enter the extension built between 1994...

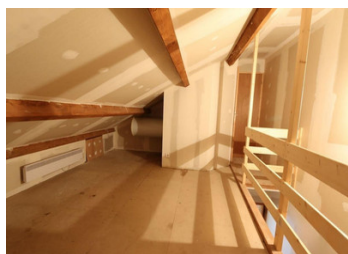


## ENERGY - DPE



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

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In front, a tiled terrace with an electric awning opens onto the unheated 22 m<sup>2</sup> conservatory. From here, you enter the living room, with an oak beam running across the ceiling and a Tulikivi pellet stove in the middle, for extra warmth. A north-facing window is currently closed by a cupboard and could bring more light into this living room, which has natural light from the conservatory.

From this room, you enter the extension built between 1994 and 1999.

It begins with a white fitted kitchen, followed by a bathroom, a toilet, a beautiful 35 m<sup>2</sup> dining room and, at the far end, a bedroom.

The east-facing windows and double-glazed wooden doors let in plenty of light, opening onto the courtyard with no vis à vis.

Parquet flooring in the living room and bedroom, and tiled floors in the other rooms.

Next to the bathroom, a staircase leads up to the 2 bedrooms above the dining room and a storage area with WC in the extension's attic. At the far end, two attics could be...

## NOTES