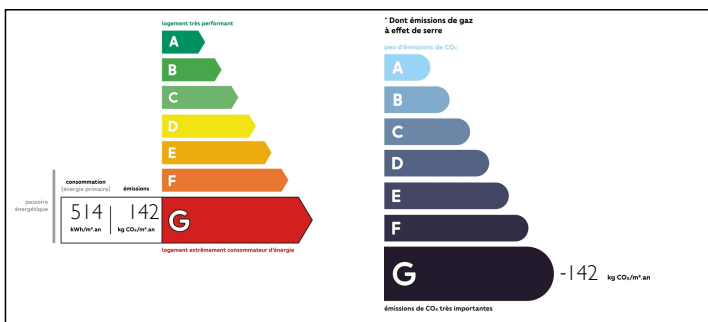


## Stone house in the vineyards



## ENERGY - DPE



## INFORMATION

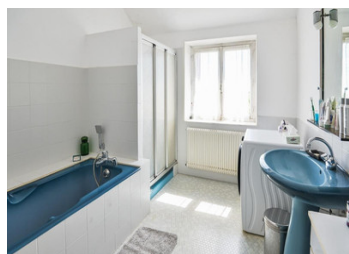
Town:	Meursault
Department:	Côte-d'Or
Bed:	2
Bath:	1
Floor:	66 m²
Plot Size:	580 m²

## IN BRIEF

Ideal location for wine lovers looking to get their feet wet in the Côte de Beaune vineyards. Bright house with charm and potential for extension to create a home of approx. 140 to 160 m². With 65 m² habitable space including 2 bedrooms, a garage and an intimate garden facing the vineyards. The property is the last house of a small village road. You enter the front yard via a gate with direct access to the garden. A small plot which is surrounded with plants and bushes for privacy but could very well be opened so as to enjoy the direct view of the vineyards. The living space is on the first floor which one accesses via an outside staircase leading up to a balcony where the front door sits. A corridor opens onto a square kitchen on the right, a small living room ahead and on the left the toilet as well...

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

Ideal location for wine lovers looking to get their feet wet in the Côte de Beaune vineyards.

Bright house with charm and potential for extension to create a home of approx. 140 to 160 m<sup>2</sup>. With 65 m<sup>2</sup> habitable space including 2 bedrooms, a garage and an intimate garden facing the vineyards. The property is the last house of a small village road. You enter the front yard via a gate with direct access to the garden. A small plot which is surrounded with plants and bushes for privacy but could very well be opened so as to enjoy the direct view of the vineyards.

The living space is on the first floor which one accesses via an outside staircase leading up to a balcony where the front door sits.

A corridor opens onto a square kitchen on the right, a small living room ahead and on the left the toilet as well as an old shower room now used as storage. The bright kitchen has two large windows looking onto the garden and the vineyards facing south-east. It is large enough to sit a dining table and have a decent kitchen to cook.

The living room has a north-west facing window, wooden parquet floor and is quite cozy.

Between the kitchen and the living, stairs go up half a floor to a landing opening onto 2 bedrooms and a bathroom with bath and shower. The bedrooms are bright, have hardwood floors and are facing south east with magnificent views.

On...

## NOTES