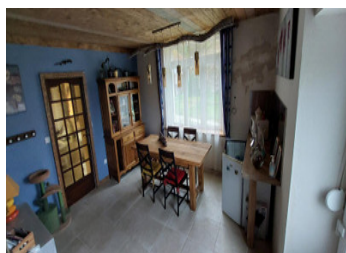


Cosy House with pool and 6 bedrooms



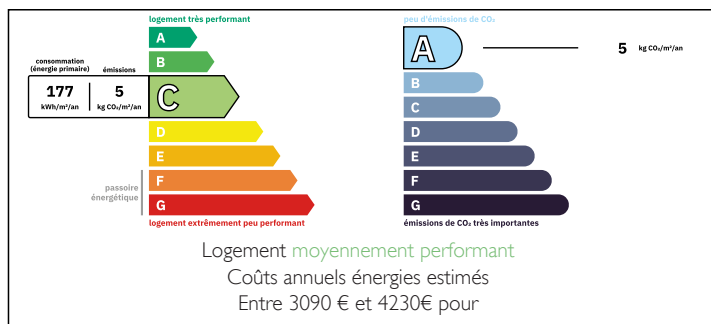
INFORMATION

Town:	Ravières
Department:	Yonne
Bed:	6
Bath:	2
Floor:	235 m2
Plot Size:	7300 m2

IN BRIEF

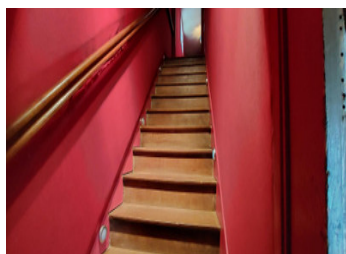
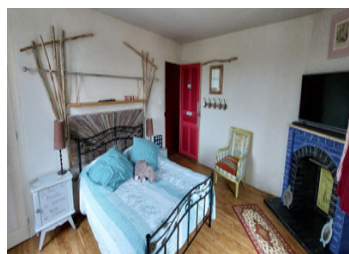
Renovated house with 6 bedrooms, spacious living room, semi-open kitchen. In the north of Burgundy. Large barn across from the courtyard and other outbuildings. Swimming pool. Ravières is nearby with shops and a train station. The house is quietly located on the edge of a hamlet. It overlooks a forest and lower-lying neighbors.

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

Renovated house with 6 bedrooms, spacious living room, semi-open kitchen. In the north of Burgundy. Large barn across from the courtyard and other outbuildings. Swimming pool. Ravières is nearby with shops and a train station. The house is quietly located on the edge of a hamlet. It overlooks a forest and lower-lying neighbors. Just a few kilometers from Ravières, next to the Canal de Bourgogne and the Véloroute, 7 km from the Nuits-Sous-Ravières train station and 10 km from the Montbard T.G.V. station, in a quiet village, property (7,300 m² in total) with no overlooking neighbors and an unobstructed view, including a T8 house of 235 m² living space with a swimming pool, grounds, and outbuildings. Access to the property is through an electric gate that opens onto a 620 m² courtyard. On the ground floor, there is a living room (43.5 m²) with a wood insert and two French doors opening to the terrace/pool, a semi-open kitchen (17.6 m²) adjoining the living room, a "master suite" bedroom with a shower room/W.C., a dining room (17.2 m²) with an independent entrance door, currently used as a dining area for guests as the property is currently listed as a guesthouse. A cellar (20 m² on the ground) is located under the dining room (access from the living room). Upstairs, a side corridor with windows facing the pool leads to 5 independent bedrooms (18.2 m², 17.4 m², 17.2 m², 14.8 m², and 19.2 m²), a toilet...

LOCAL TAXES

Taxe habitation: EUR

NOTES