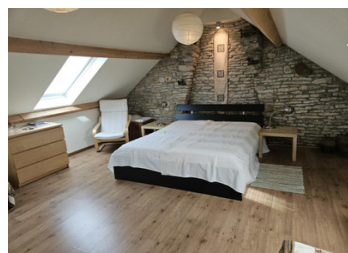


Charming Character House with delightful gardens at Blessey, Souce of the Seine.



INFORMATION

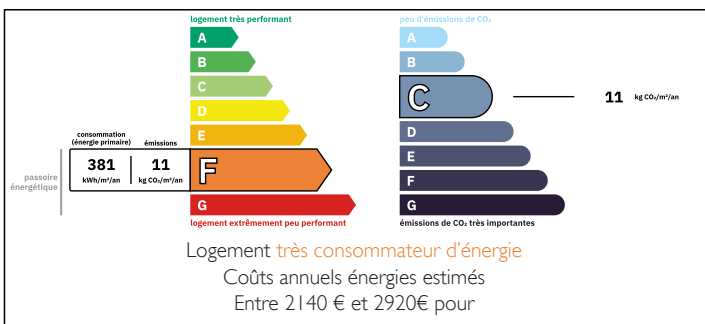
Town:	Blessey
Department:	Côte-d'Or
Bed:	3
Bath:	1
Floor:	143 m ²
Plot Size:	3372 m ²



IN BRIEF

Independent 18th-century character house on a 3,372 m² plot in a peaceful rural village near the source of the Seine. The property is immediately habitable and comprises 3 bedrooms, a living room with fireplace and exposed beams, a kitchen, dining room, shower room, wine cellar, and several outbuildings. The garden includes an orchard, lawns, flower beds, and mature trees, with private parking on-site. Ideal as a main or secondary residence in a traditional, tranquil village setting.

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

Independent property set on a 3,372 m² plot in a charming rural village near the source of the Seine. Immediately habitable, this home offers character, original features, three bedrooms, multiple garden areas, and several outbuildings. The main house dates from the 18th century, with additional buildings added over time.

The village is quaint, rural, and picturesque. While there are no shops within the village itself, commercial amenities, restaurants, and transport links are within a reasonable distance. This property provides a perfect retreat for those seeking a calm, traditional village home.

The house comprises an entrance hall connecting all rooms on the ground floor. The living room features the original local stone flooring, a working stone fireplace, exposed wooden beams, a handmade wooden staircase, and an original stone sink. The kitchen is fitted with wall and base units, and a selection of appliances is included. The dining room opens onto the garden. The ground floor also has a shower room with double sinks and a toilet.

The upper two floors of the original house include the master bedroom and a guest bedroom, with a third bedroom located above the dining room. Below the original house is a wine cellar, ready for use. Heating is provided by a wood-burning stove in the living room and an electric radiator in the shower room, with additional electric heaters easily installable if needed. Hot water comes from an electric boiler.

The garden has several easily accessible sections: an orchard, lawn areas around the...

LOCAL TAXES

Taxe habitation: EUR

NOTES