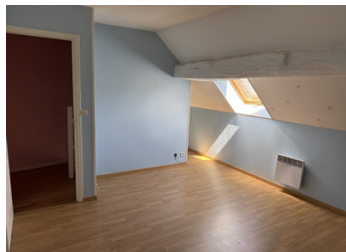


## Charming Cottage with Spacious Separate Garden



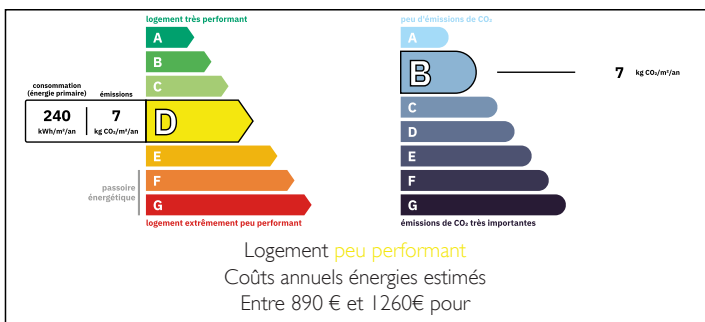
## INFORMATION

|             |              |
|-------------|--------------|
| Town:       | Arnay Le Duc |
| Department: | Côte-d'Or    |
| Bed:        | 2            |
| Bath:       | 1            |
| Floor:      | 72 m2        |
| Plot Size:  | 729 m2       |

## IN BRIEF

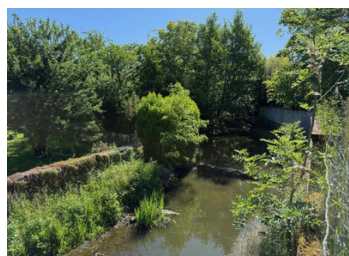
Cozy Arnay-le-Duc home near Old Town with 2 bedrooms, spacious living area, kitchen, bathroom, and enclosed courtyard with terrace and parking. Detached garden plot nearby with fruit trees and berries. Connected to mains drainage and high-speed fiber—ideal starter home or pied-à-terre.

## 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

Bright and cozy home in historic Amay-le-Duc, just minutes from the Old Town with shops, cafes, and restaurants. The ground floor includes a spacious living room with wood stove, a kitchen with breakfast area, and a large bathroom. The kitchen opens onto an enclosed courtyard with a partially covered terrace, off-street parking, two storage areas, and a small well. Upstairs are two bedrooms (14 m<sup>2</sup> each) and a WC. A detached garden plot 35 meters away features orchard trees and berry shrubs, ideal for creating a dream garden overlooking the river Arroux. Connected to mains drainage and high-speed fiber internet. Perfect as a starter home or pied-à-terre.

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

## NOTES