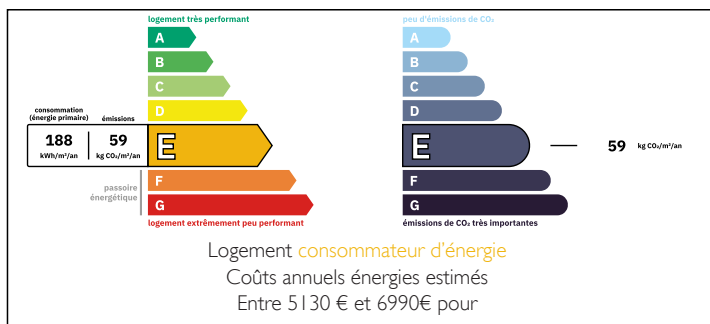


Family home with guest house, heated pool and wine cellar



ENERGY - DPE



INFORMATION

Town:	Cirey Les Nolay
Department:	Côte-d'Or
Bed:	7
Bath:	7
Floor:	324 m2
Plot Size:	3680 m2

IN BRIEF

Exceptional property in the Hautes Côtes de Beaune, set on the hills of a medieval village, just minutes from restaurants and shops. The main house features 5 bedrooms with original character, including exposed stone walls, French-style ceilings, and marble fireplaces.

The guest house offers 2 spacious bedrooms with en-suite bathrooms, renovated with high-quality materials. The property includes multiple living and dining areas, a well-equipped kitchen, a master suite with marble bathroom and sauna, a laundry room, and direct access to a landscaped garden with a swimming pool.

Ideal for families or as a luxury guest property, combining historic charm, modern comfort, and a prime village location near Meursault, Pommard, and Beaune.

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

Located on the hills of a medieval village in the Hautes Côtes de Beaune, this property is just a 2-minute walk from restaurants and shops. It is 16 km from Meursault, 17 km from Pommard, and 20 km from Beaune, all renowned for their wineries, shops, and restaurants.

The main family house features 5 bedrooms and showcases original elements such as exposed stone walls, a French-style ceiling, and a marble fireplace. The guest house includes 2 spacious bedrooms with en-suite bathrooms, renovated by an architect using high-quality materials while preserving the original character.

Access to the main house is via an exterior stone staircase, which includes a small balcony with stunning 180° views.

NOTES

Inside, the living room has terracotta tiles, oak beams on the ceiling, a marble fireplace, and cupboards under the oak staircase leading to the master bedroom. A few steps lead to the dining room and open kitchen, featuring the same terracotta tiles, French-style ceiling, exposed stone walls, and a large open fireplace. The kitchen is fully equipped with a central island.

South- and north-facing windows in these rooms provide abundant natural light and beautiful views over the hills to the south and the garden to the north.

From the kitchen, stairs lead to a long corridor with a bedroom on each side, each with its own en-suite shower and toilet. At the end of the corridor, a few steps lead to a landing with two additional bedrooms, both with en-suite bathrooms and toilets. A door off...