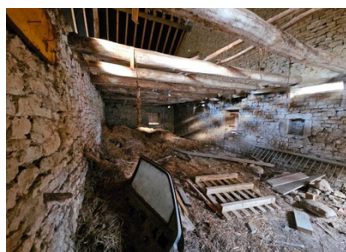


Character Barn to Renovate with Garden



INFORMATION

Town:	Gissey-le-Vieil
Department:	Côte-d'Or
Bed:	0
Bath:	0
Floor:	0 m ²
Plot Size:	655 m ²

IN BRIEF

Located in a traditional Burgundy village, this charming stone barn with exposed oak beams offers excellent potential for conversion into a family home or commercial storage space. The property is in very good condition, featuring a new roof installed in 2015, on-site water and electricity connections, and professionally fitted wooden shutters throughout.

The barn has an external footprint of 180 m² and benefits from a 464 m² garden to the rear. Character features include exposed oak roof timbers and attractive stone lintels, combining authenticity with development potential.

ENERGY - DPE

DPE not required.

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

Situated independently within a traditional Burgundy village, this barn built from local stone and oak beams offers a spacious opportunity to create a family home or a commercial property for vehicle storage and parking. Some exterior works have already been completed.

Barn Condition

The barn is in very good exterior and interior condition, with a complete new roof installed in 2015 by a local contractor.

Utilities

Electricity and water are available on site and ready to be connected.

Windows and Doors

All window and door openings have recently been fitted with professionally crafted wooden shutters/closures, enhancing both security and appearance.

Architectural Features

The exposed oak beam roof structure adds unique character to the space. This feature is complemented by a selection of existing door and window openings with attractive stone lintels.

Dimensions

External:

Front elevation: 15.30 m

North-West side: 11.74 m

South-East side: 11.92 m

Rear elevation: 14.84 m

NOTES