



House

DIXMONT (89)

427 000 €*

* Agency fees to be paid by the seller



335 m²



9 pièce(s)



5 chambre(s)

PROPERTY DESCRIPTION

Exclusively In Dixmont, beautiful farmhouse renovated with taste located 10 minutes from Joigny and Villeneuve-Sur-Yonne, 1h30 from Paris by the A6 motorway. The stations of Migennes, Joigny and Villeneuve-Sur-Yonne offer direct routes to Paris. Are you looking for an authentic place to live? Come and discover this charming property with its swimming pool, its independent accommodation and its enclosed gardens with trees, not overlooked. This charming property offers approximately 335 m2 of living space with 5 bedrooms. It will seduce you with its spacious living space, the charm of the old with its beams, its fireplaces and its large cathedral living room. It offers great benefits and offers: - On the ground floor: An entrance with fireplace, a large cathedral living room/living room with fireplace/insert (74 m2), a dining room with fireplace/insert (32 m2), a fitted kitchen with central island, a scullery opening onto a terrace with access to the garden with swimming pool, 1 separate toilet, a laundry room with walk-in shower and storage, a staircase leading to the first floor. - Upstairs: A corridor opens onto a double mezzanine, one of which is currently used as a bedroom, a hallway, an office with a view of the garden and the swimming pool, a bathroom with a large bath and a double washbasin, 2 bedrooms. This property also has an independent annex offering: - A hallway, an Italian shower with washbasin cabinet, 2 bedrooms. Access to the annex can be done through the garden and through the closed garage. A large closed garage (60 m2) can accommodate two cars, it is accessible from the rear garden and from the street. The boiler room with the fuel boiler with its space allows storage. In front of the house, on the garage exit side, you can enjoy a large enclosed garden with trees and fruit trees. It offers 3500 m 2. A pretty kiosk allows you to take advantage of the place to party with family and friends. The electric gate opens onto a long driveway giving access to the house and the garden on the swimming pool side. It allows you to park several vehicles easily. The house is heated with wood with the fireplaces, fuel oil, and electricity for the annex. All windows are double glazed. This house is ideal for hosting your family and friends. The annex allows you to be independent from the rest of the house. Lovers of the countryside, you can enjoy nature and take beautiful walks in the forest. There is a school bus. Local shops are 5 minutes away. Do not wait to come and visit it, I am at your disposal to help you discover it. Les honoraires sont à la charge du vendeur.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://www.georisques.gouv.fr).

**** ENGLISH SPEAKERS:** please note that CapiFrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our CapiFrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES





DETAILS

GENERAL

Reference 821102

Property type House

View Vue dégagée, sur Forêt, sur Jardin, sur Piscine

SURFACES

Living space 335 m²

Surface Carrez Law 302 m²

Living room surface 74 m²

Land surface 4510 m²

COMPOSITION

Number of rooms 9

Number of bedrooms 5

Number of bathrooms 1

Toilets count 3

Washrooms 2

Terrace 1

DPE/GES

DPE 200

GES 45

APPENDIX

Parking extérieur

Parking space 4

Garage 1

Videophone Non

SERVICES

Heater électricité

Heater bois

Heater fuel

Kitchen aménagée

Swimming-pool Yes



CAPIFRANCE
639 rue du Mas de Verchant, Immeuble Diver'city - 34 170 Castelnau Le Lez
CS 70058 34 473 Pérols Cedex
RCS de Montpellier n° 441 338 985
SAS au capital de 100.000 euros

Ces éléments sont donnés à titre indicatif et de bonne foi et n'ont aucune valeur contractuelle