



## House with character

LONGEPIERRE (71)

**259 000 €\***

\* Agency fees to be paid by the seller



227 m<sup>2</sup>



6 pièce(s)



3 chambre(s)

## PROPERTY DESCRIPTION

in LONGEPIERRE (71270) 15 minutes from the A36 motorway – 10 minutes from SEURRE (21250) (SNCF station, shops, amenities, schools) – 30 minutes DOLE (39100) (airport) – 35 minutes from CHALON-SUR-SAÔNE (71100) – 40 minutes of DIJON (21000) \*\*\*file 35 photos on request\*\*\* BOURGUIGNONNE HOUSE from the 18th century with a typical 4-sided roof, located in a small village at the crossroads of the three departments of Saône-et-Loire (71), the Côte d'Or (21), and Jura (39). 2 Terraces (one to the East and one to the South) open onto a very pretty enclosed and wooded plot of 3415m<sup>2</sup> with Well. The living space of 227m<sup>2</sup> on 2 levels is composed as follows: On the ground floor > through fireplace between the living room and the dining room, boudoir with wood stove, office 1, office 2 or bedroom, fitted kitchen with dining area, and shower room with WC. Upstairs > 2 large bedrooms (46.95m<sup>2</sup> and 37.25m<sup>2</sup>), and a WC area with hand basin between these two bedrooms which could, if necessary, each be divided into 2 by creating partitions. Complete this property: - a building of approximately 17m<sup>2</sup> + small mezzanine attached to the house and currently used as a shed - a concrete cellar of approximately 11m<sup>2</sup> (height 1.80m) LOTS OF CHARM FOR THIS SET!

Fees are the responsibility of the seller.

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!



**François MAILLET**

**SAINT-THIBAUT (21350)**

Agent

RSAC : 424 922 763 00034

Courts service city : DIJON

CHEQUES

**(+33)6 07 54 59 94**

## LE BIEN EN IMAGES



## DETAILS

### GENERAL

Reference ..... 844692

Property type ..... House with character

Year of construction ..... 1800

Exposure ..... East

View ..... Vue sur Jardin

### SURFACES

Living space ..... 227 m²

Land surface ..... 3415 m²

### COMPOSITION

Number of rooms ..... 6

Number of bedrooms ..... 3

Toilets count ..... 2

Washrooms ..... 1

Terrace ..... 1

### DPE/GES

DPE ..... 238

GES ..... 50

### APPENDIX

Parking ..... couvert

Parking space ..... 4

Cellar ..... 1

Videophone ..... Non

### SERVICES

Heater ..... fuel

Kitchen ..... aménagée



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