



House with character

ETIVEY (89)

447 000 €*

* Agency fees to be paid by the seller



400 m²



13 pièce(s)



8 chambre(s)

PROPERTY DESCRIPTION

in ÉTIVEY (89310) 10 mins from NOYERS-SUR-SEREIN (89310) > Medieval town classified as one of "The Most Beautiful Villages in France", local shops, amenities, schools. 15 minutes from NITRY (89310) > A6 motorway exit N°21 - PARIS in 2 hours. 20 minutes from MONTBARD (21500) > TGV station - PARIS in 1 hour, all shops, amenities, schools. 25 mins from TONNERRE (89700) > all shops, amenities, schools. IDEAL FOR FAMILY HOME or BUSINESS GUEST ROOMS AND COTTAGES ***file 55 photos on request*** Former 18th century wine-growing PROPERTY mainly composed of THREE BODIES OF STONE BUILDING, forming a charming inner courtyard (300 m²) with Jacuzzi landscaped and covered terrace, and a meadow of 3 hectares. The set has been gradually and deeply renovated over the past ten years and now offers a living area of 400 m². Currently operated as Gîtes and Guest Rooms, two parts stand out: a tourist accommodation part (250 m²) and a private part (150 m²) The TOURIST ACCOMMODATION PART is made up of 2 Gîtes and 2 Guest Rooms in 7 rooms main ones with the following divisions: 1st Gîte (duplex) "La Réserve de l'Ecureuil": Ground floor > Living room with open kitchen. Floor > 1 Bedroom with shower room + WC 2nd Gîte (duplex) "Le Prince Grenouille": Ground floor > Living room with open kitchen. Floor > 1 Bedroom with Shower room + WC 1st Guest bedroom (disabled access) "Les Peintres" on the ground floor > 1 Bedroom with Shower room + WC 2nd Guest bedroom "La Basse Cour" upstairs > 1 Bedroom with Shower room + WC. On the ground floor of this bedroom are a large living room and a kitchen that can either be used as a common space for the guest rooms or be grouped together to form a 3rd duplex gîte. The PRIVATE PART is made up of 6 main rooms and includes: On the raised ground floor > Covered terrace, Entrance, Kitchen, Dining room with log stove, Living room, 1 Room (currently Shed), 4 Bedrooms, 1 with fireplace and dressing area, 1 bathroom, 2 toilets on the ground floor > 2 vaulted cellars, boiler room, garage for 1 car with laundry area At the back of this private area, a glass roof gives access to another inner courtyard (200m²) and a hangar (120m² floor) open on 1 side. The latter could be used to increase the number of current tourist accommodations, with for example the creation of 2 additional guest rooms. The heating methods are: - electric (convectors) for the tourist accommodation part - wood (log boiler) + log stove for the private part Double glazing - VMC - Mains drainage - Optical fiber Outbuildings - 1 Hangar (120m² on the ground) open on 1 side - 2 old pig teak trees - 1 outdoor Jacuzzi on slab - 2 covered terraces THE WHOLE IS IN VERY GOOD GENERAL CONDITION - No work required. Situation in CALM and very TOURISTIC. Many sites are to be discovered within a radius of just 30 minutes: Parc du Morvan, Canal de Bourgogne, Vineyards of Chablis, Épineuil, Irancy, Museopark of Alésia, Basilica of Vézelay and Abbey of Fontenay (sites listed as World UNESCO World), Royal Forges in Buffon, Salt Fountains near Avallon, Dionne Pit in Tonnerre, Caves of Arcy-sur-Cure, Renaissance Castles of Ancy-le-Franc, Tanlay, Bussy-Rabutin... among others! 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.

** 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

COMPOSITION

Number of rooms	13
Number of bedrooms	8
Number of bathrooms	1
Toilets count	6
Washrooms	4
Terrace	1

DPE/GES

DPE	217
GES	7

APPENDIX

Parking	extérieur
Parking space	5
Garage	1
Cellar	1
Videophone	Non

SERVICES

Heater	électricité
Heater	bois
Kitchen	aménagée

GENERAL

Reference	850708
Property type	House with character
Year of construction	1775
Exposure	South

SURFACES

Living space	400 m²
Land surface	32000 m²



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