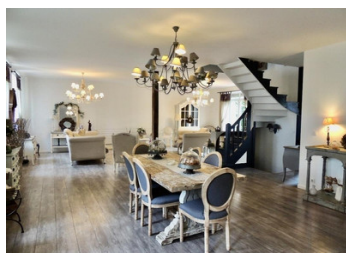
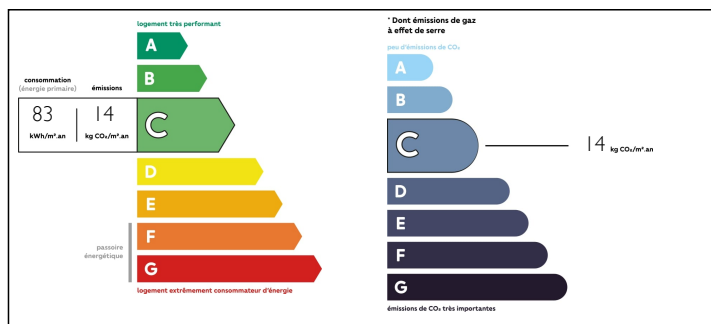


Grand Manoir with outbuilding east of Dijon



ENERGY - DPE



INFORMATION

Town:	Genlis
Department:	Côte-d'Or
Bed:	5
Bath:	2
Floor:	238 m²
Plot Size:	2887 m²

IN BRIEF

Situated in the centre of Genlis close to all amenities, this magnificent, fully renovated and maintained three-storey manor house with lots of character features a magnificent, bright living room (71 m²) and 5 bedrooms, 2 bathrooms and WC, plus a beautiful outbuilding. Close to all amenities, including a pharmacy less than 200 metres away, and set in 2880 m² of enclosed land planted with trees, this magnificent manor-style mansion offers 238 m² of living space and all the comforts you could wish for. As soon as you open the remote-controlled electric gate, a vast courtyard welcomes you into an exceptional rural setting: - A large gravelled area for parking your vehicles, extended by the enclosed grounds (with solid hard walls) and trees of approx. 2880 m² with 3 wells. - On the left, a traditionally built outbuilding of approx. 40 m², currently used as a reception and storage area, but which could be...

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 in the centre of Genlis close to all amenities, this magnificent, fully renovated and maintained three-storey manor house with lots of character features a magnificent, bright living room (71 m²) and 5 bedrooms, 2 bathrooms and WC, plus a beautiful outbuilding. Close to all amenities, including a pharmacy less than 200 metres away, and set in 2880 m² of enclosed land planted with trees, this magnificent manor-style mansion offers 238 m² of living space and all the comforts you could wish for.

As soon as you open the remote-controlled electric gate, a vast courtyard welcomes you into an exceptional rural setting:

- A large gravelled area for parking your vehicles, extended by the enclosed grounds (with solid hard walls) and trees of approx. 2880 m² with 3 wells.
- On the left, a traditionally built outbuilding of approx. 40 m², currently used as a reception and storage area, but which could be converted into a separate dwelling.
- On the right, an imposing house, sitting on a basement, the entrance to which is a vast garage, and comprising rooms (cellar, sports room, storeroom and smoking room) and, on the ground floor, the living area, access to which is via a few steps giving onto a vast, very beautiful raised terrace with a view over the grounds and a stream below, and comprising: A fitted kitchen, a large, bright and pleasant living room, with the option of a bedroom, a shower room with walk-in shower, and separate WC....

NOTES