

Large village house with barn



INFORMATION

Town:	Vitrey-sur-Mance
Department:	Haute-Saône
Bed:	4
Bath:	1
Floor:	224 m2
Plot Size:	590 m2

IN BRIEF

Large village house, a former wine merchant's shop and storage facility

ENERGY - DPE



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.



LOCAL TAXES

Taxe foncière: 531 EUR

NOTES

DESCRIPTION

This large village house used to be a wine merchant's shop and storage building. From what we know, it dates back to 1686 so plenty of history. It offers a huge living room, a fully fitted kitchen, upstairs 4 bedrooms, one shower room and a toilet. Total 9 rooms.

The present owners have re-modeled the massive shop space into a large living room, with an attached kitchen and a separate utility room.

This stunning three storey stone property offers enormous potential with 110 square metres of accommodation each floor. It has a large annex and a 200m2 garden.

It is situated in an idyllic village with 270 inhabitants, a nursery and primary school, post office, bakery, coffee shop, hardware store and newsagents, pharmacy, doctor, hairdresser, beautician, petrol station police station and solicitor.

The living room has wood-burning stove and the open plan kitchen still has its original fireplace. There is a large utility room and cellar.

The kitchen sink and worktop have been recently replaced, so too the 200L boiler, the plumbing and the fuse board.

The first floor offers four large bedrooms, a generous landing, family bathroom and WC.

On the second floor is an attic room with potential to convert into more living area if required.

The barns offer approx. 200 sq m of accommodation with floorboards on the first floor.

The garden enjoys a terrace for al fresco dining, a well, a storage shed and hard standing courtyard with direct access to the house and garage.

The "Haute Saone", part of France-Comté,...