

Beautiful! Former post house of 310 m living space, 7 bedrooms, spa, indoor swimming pool, in a wooded park, at the foot of the Canal de Bourgogne, in...



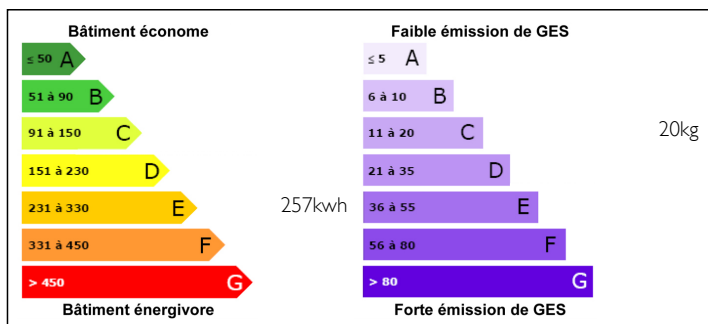
## INFORMATION

Town:	THOREY SUR OUCHE
Department:	Cote d Or
Bed:	7
Bath:	2
Floor:	310 m2
Plot Size:	5216 m2

## IN BRIEF

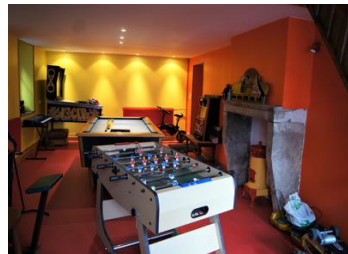
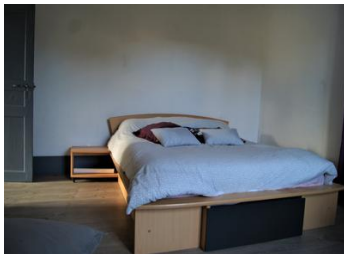
In an old 18th century building, come and discover this magnificent 310 m<sup>2</sup> house with 7 bedrooms and its 3400 m<sup>2</sup> wooded park where a river flows and its lock. A 1769 m<sup>2</sup> building plot, not attached and its 200 m<sup>2</sup> hangar are part of the property. Can be suitable for a family or investors wishing to transform the house into guest rooms.

## 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.



## DESCRIPTION

The access is very interesting. The A6 motorway (Paris-Lyon axis) is 15 minutes away, 24 km from Beaune, 26 km from Nuits Saint Georges. Switzerland is at 2:30.

There are many activities. The property is located in the historic heart of Beaune, renowned throughout the world for its vineyards (Pommard, Puligny Montrachet, Meursault), recognised by UNESCO for its climates, Dijon and its future Cité de la gastronomie. Lovers of architecture, good wine and fine food (1 and 2 star restaurant in the Michelin guide) can enjoy themselves. Beautiful walks are to be done on the markets of Dijon, Nuits Saint Georges and Beaune (and its hospices) as well as the possibility of hiking on the heights of the vineyard or in the surrounding forests. For sports enthusiasts, many golf courses, equestrian centres, swimming pools (Olympic swimming pool in Dijon) are available. The DIJON PRENOIS car circuit is not far away for high speed enthusiasts.

On the ground floor: 3 entrance halls, a 38 m<sup>2</sup> open kitchen, a 16 m<sup>2</sup> lounge, a bathroom, a toilet, a spa, a games room and a laundry room.

On the 1st floor: 7 bedrooms, a bathroom and a toilet.

Attic

Outside: covered swimming pool 4X8, vaulted cellar, garage, pergola, outbuilding, pool house, courtyard, lock, wooded park.

Non-attached land: 200 m<sup>2</sup> semi enclosed hangar, pond, well

To be refreshed

## LOCAL TAXES

**Taxe foncière: 1286 EUR**

## NOTES