

Charming house with a barn and gardens



INFORMATION

Town:	Saint-Thibault
Department:	Côte-d'Or
Bed:	2
Bath:	1
Floor:	135 m2
Plot Size:	1223 m2

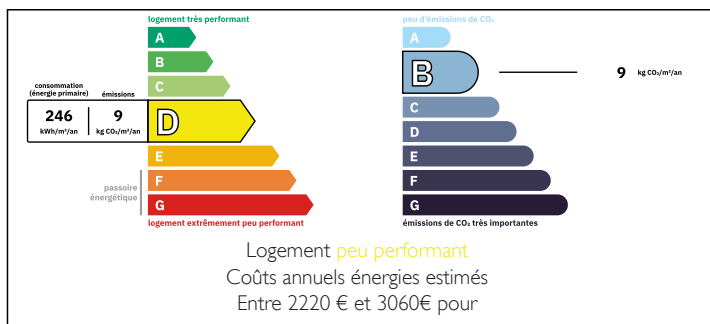
IN BRIEF

Exceptional property in a traditional Burgundian village, offering picturesque views of the 11th-century Gothic church. The main house combines historic charm with modern comfort, featuring characterful living spaces, two modern bedrooms, and a bathroom.

The courtyard and gardens provide privacy and views over the village and surrounding countryside. The property also includes a vaulted wine cellar, garden shed, barn, and former stable. Utilities have been upgraded, including electricity, plumbing, sewage, heating, and fiber-optic internet.

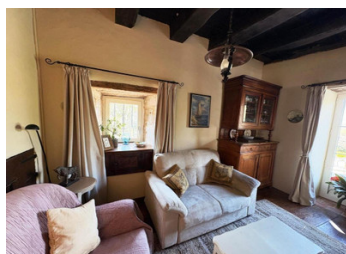
Ideal as a primary or secondary residence, this home blends historic authenticity, contemporary comfort, and a prime location near Semur-en-Auxois, Pouilly-en-Auxois, Dijon, and Beaune.

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.



NOTES

DESCRIPTION

Nestled in the heart of a traditional Burgundian village, with picturesque views of the radiant 11th-century Gothic church, this exceptionally charming and enchanting residence is ready for immediate occupancy and has recently undergone renovations. It features characterful living spaces adorned with original décor, complemented by two more modern bedrooms and a bathroom. A courtyard entrance provides access to gardens overlooking both the village and surrounding countryside. Significant attention was given during the renovation process to preserve the historic essence of the property.

Previous owners and occupants have noted that this property was once part of a group of buildings associated with the nearby Gothic church, serving as a dining hall or communal refectory for priests, workers, and senior clergy. The precise year of construction is unclear, but the architectural style of the ground floor rooms suggests they may predate the 18th century. These rooms are in excellent condition, with recent improvements enhancing their appeal.

Access to the property is via a gravel courtyard, providing private parking for several vehicles. The barn and stable are also accessible from this courtyard. Gardens to the sides and rear of the house are accessible from both the house and the courtyard. There are three access doors: one opens directly into the kitchen and day room, another leads to the charming living room, and a third connects the day room to the gardens.

House

Ground Floor: A spacious 44 m² living room features many original features, including a Burgundy stone floor, an impressive...