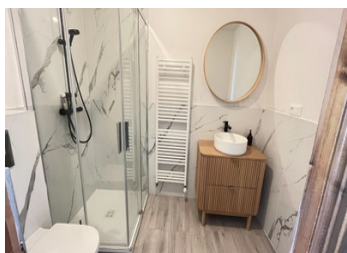
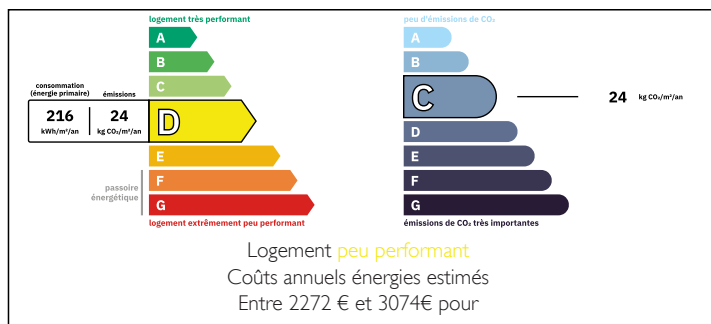


A micro-estate with a house including 2 apartments



ENERGY - DPE



INFORMATION

Town:	Pommard
Department:	Côte-d'Or
Bed:	3
Bath:	3
Floor:	170 m2
Plot Size:	248 m2

IN BRIEF

Charming family home located in the prestigious wine village of Pommard, just 5 km from Beaune in the heart of Burgundy wine country. The property features a guest apartment on the ground floor, a private courtyard, a spacious covered area, and a large barn offering excellent potential for expansion or conversion into additional living space.

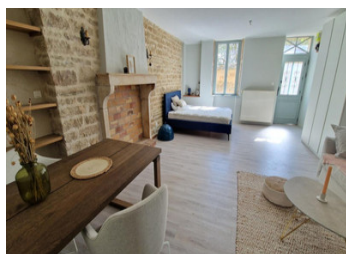
Currently operated as a small wine-production project, the property is perfectly suited for wine enthusiasts or anyone dreaming of creating their own boutique vineyard estate.

The main residence combines authentic Burgundy character with original features such as oak beams, vintage tiles, and solid wood floors. The upper-level home includes bright living spaces, a fully equipped kitchen with vineyard views, multiple bedrooms, and outdoor terrace areas overlooking the courtyard.

An exceptional opportunity to enjoy village life in one of Burgundy's most sought-after wine destinations while combining residential...

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

Located in a renowned wine village, this family residence includes a guest apartment on the ground floor, a private courtyard, a large covered area, opportunities for expansion within the barn, or the possibility of operating as a boutique wine estate.

Pommard offers a variety of amenities, restaurants, and prestigious wineries. Beaune, the heart of Burgundy wine country, is only 5 km away.

A perfect location for wine enthusiasts.

If you dream of producing your own wine, this property is ideal for you!

The ground-floor residence is accessed through the main entrance. The upper-level living quarters can be reached by entering the courtyard through the large barn doors opening onto a spacious covered porch.

The ground-floor apartment was originally designed to accommodate winemaking technicians during harvest season, but it can also be rented as a one-bedroom apartment.

It features a spacious living area with an open-plan kitchen overlooking the courtyard, as well as a generously sized bathroom with a shower and toilet. A door provides direct access to the courtyard.

The main living area upstairs extends over two levels. The first floor is accessed via a magnificent custom stone staircase with wrought-iron railings.

From the top of these exterior stairs, you are welcomed by lovely views over the courtyard and a charming terrace/barbecue area. You can also see the two-story barn, whose lower level has been electrically upgraded to accommodate the equipment required for wine production.

The front door opens into an entrance hall with the