



COSY AND COMPLETELY RENOVATED  
TOWNHOUSE IN POPULAR POMMARD WITH  
PARKING SPACE

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TOWNHOUSE IN  
POPULAR POMMARD  
WITH PARKING SPACE...



PROPERTY FACT FILE	
REFERENCE	A44683ARV21
PRICE	€ 649,950 £ 0* *agency fees to be paid by the seller
BEDROOM	3
BATHROOM	3
ACCOMMODATION	100 m <sup>2</sup>
LAND	297 m <sup>2</sup>
TOWN	Pommard
DEPARTMENT	
LOCATION	Village property
TYPE	Maison de Vacances, House, Family Home
CONDITION	
FEATURES	Mains Drains, Private parking, High speed internet
*Price based on current exchange rate which is subject to change	



- Completely renovated
- Energy class C
- Authentic French charme
- In the centre of Pommard, burgundy wine region
- Private parking place

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Beautifully restored former winemakers-2 bed 2.5 bath Townhouse and separate 1 bed 1 bath Townhouse completely renovated. Original restored architectural elements seamlessly combined with all new modern amenities  
This elegant village property with private terrace and courtyard is

## DESCRIPTION

In the heart of the Côte d'Or, the premier wine region of Burgundy, lies the village of Pommard, world-famous for its wines. In this characteristic wine village, you will find this move-in ready, completely renovated home.

Behind the old stone walls, you step into a thoroughly renovated home where every detail and quality counts. Electricity, double glazed windows, insulated floors and ceilings, new bathrooms, recent modern gas heating, attention has been paid to every detail.

The property consists of several merged buildings. The adjoining buildings are connected by an underlying vaulted cellar. Unique to this property is the accompanying spacious parking space, rare in this popular village.

This property offers living space divided into three units: a spacious house: living area with the stone walls and a beautiful BRUNNER fireplace, a kitchen from Arthur BONNET, separate toilet, a bedroom with adjoining bathroom. Via a beautiful oak-wood stairs you will come to the floor with another large bedroom and a very spacious bathroom. Next door a large apartment with its own entrance, with a living / kitchen area and a bedroom / bathroom on the floor above. Third is a building that still needs to be developed, but holds a great deal of potential. A new insulated roof has already been installed by local craftsmen; the rest is left for you to decide. Under this part you will also find an old wine-cellar.

Severall outdoor spaces and terrasses offer you a place to enjoy a g...

More Online :

<https://leggettprestige.com/luxury-property-for-sale/view/A44683ARV21>

COMPLETE FILE AND PHOTO ON REQUEST

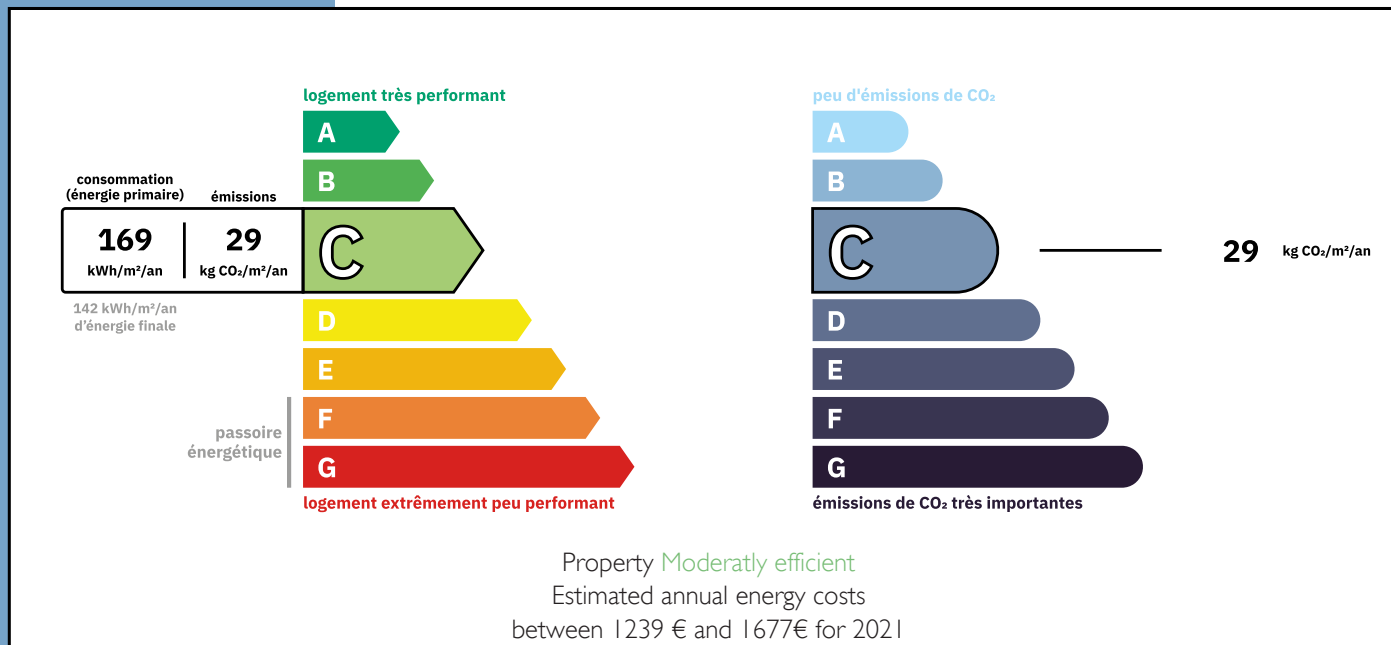


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Information about risks to which this property is exposed is available on the Géorisques website :  
<https://www.georisques.gouv.fr/>

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## ENERGIE-DPE



## NOTICE

Leggetts, their client and any joint agents give notice that:

1: Quoted prices are subject to fluctuations in exchange rates. Please contact an agent for an up-to-date price. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. In particular they neither have nor assume responsibility for any statement concerning the financial arrangements or the commercial scheme which may be made available by their clients or others to potential purchasers.

2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Leggetts have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

3: These particulars were prepared from preliminary plans and specifications before the completion of the properties and are intended only as a guide. They may have been changed during construction and final finishes could vary. Prospective purchasers should not rely on this information but must get their solicitor to check the plans and specification attached to their contract.

## CONTACT

Réf :A44683ARV21  
FILE COMPLETE  
AND PHOTOS  
ON REQUEST

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