10pm – large house with gardens and small vineyard in the centre of Puligny Montrachet in Burgundy.

Pictures and further description at www.10pulignymontrachet.co.uk

Summary

This is a rare opportunity for someone who wants their own elegant, luxury base in Burgundy but without the hassle, greater cost, and risk of acquiring and renovating a property from scratch, or of maintaining a lot of land. All of the detailed renovation work, cost and risk has already been taken on successfully by the current owners just before the vertiginous increase in raw material and building costs. This is reflected in the price but with very reasonable expectations.

This is a beautiful ex vigneron's house in Puligny Montrachet, one of the most prestigious wine villages in Burgundy, with an enormous terrace boasting views across to Le Montrachet and down into the village.

A completely renovated property comprising two attached units with six bedrooms, three en-suite bathrooms, two separate bathrooms, two kitchens and two living areas. The whole renovation was local-architect designed and project managed using a team of artisan builders.

Good sized, secluded garden to the front big enough for a swimming pool if desired.

Half a hectare of your own vineyard of Pinot Noir vines to the rear, rented to a highly regarded local vigneron with rent paid in excellent wines or cash.

Enormous garage and cellar area, big enough to store a large quantity of wine, create a gym or office space or indeed more living space.

The living areas are renovated to a luxury standard with high quality oak flooring, Porcelanosa tiling, Hansgrohe fittings, modern air conditioning and central heating, water softener, Miele and Bosch appliances, high speed broadband etc etc.

Absolutely ready to move in once purchased. you will not have to do any work on this property unless you really want to. This property comes with all furniture etc, including some antiques and spares of many things.

Relationship with the renovating architect who could coordinate any additional work desired by the new owners.

Currently rented as a hobby, but could be developed on a more commercial basis or maintained as a private dwelling.

Location

Located in the village of Puligny Montrachet. Near to the more developed village of Meursault and the historic market town of Beaune but without the heaving masses of tourists. This is a working village which has been focusing on the more prestigious end of tourism in recent years.

Beaune - 13km, 15 minutes by car. With weekly farmers' market, excellent shops, restaurants, bars etc etc and rail links. This is the home of the Hospices de Beaune and the famous annual Vente des Vins.

Nearest airports – Lyon (166km, 1hr 45mins by car), Geneva (226km, 2h 20mins by car) and Paris (362km, 3h 30mins by car).

Dijon 60 km, 50 mins by car, with TGV links and a wide variety of car rentals.

Paris 330 km, 3h 20mins by car.

Lyon - 149 km, 1hr 40 by car.

Close to motorways, but also the Route des Grands Crus for those wanting a more leisurely and exciting travel experience.

Within easy reach of many Michelin starred restaurants including Lameloise in Chagny (***, 4.5 km).

An excellent base for exploring Burgundy with Beaune, Dijon, Chalon-sur-Saone, Cluny, Abbaye de Fontenay etc all within easy reach.

The living accommodation

The accommodation consists of two stand-alone units, the Main House and the (not so) Little House. They share one wall of thick Burgundian stone. They are arranged as follows…

Main House

Built in Burgundian stone with traditional enduit render and typical Burgundian tiled roof.

Situated above the garage, cellars etc, accessed via a short flight of stone stairs.

14m by 9m in total.

Large south-facing living area (approximately 8.3m by 5m) incorporating an excellent open plan kitchen space (approximately 3m by 5m) designed for convivial interaction with guests.

The living area has a fireplace which is not currently in use but which could easily be recommissioned.

Three large double bedrooms each with en suite shower room:

- Spring –Approximately 4m x 5m with an en suite of appx 2.5m x 1.5m. Morning sunshine, overlooking the vineyard. Bathroom with Hansgrohe Raindance shower and separate hand shower.

- Summer - Approximately 4.8m x 3.3m with an en suite of appx 2m x 1.5m. South facing, with its own external door. Bathroom with Hansgrohe Raindance shower and separate hand shower.
- Autumn – Approximately 4m x 4m with an en suite of appx 2.8 x 1.6m. Morning sunshine, overlooking the vineyard. Bathroom with Hansgrohe Raindance shower and separate hand shower.

Separate family bathroom – Approximately 2.5m x 2.8m, with cast iron roll top bath and views across the vines.

Attic space.

Adjoining elevated terrace of generous proportions (approximately 9.5m x 6m) and beautiful village and vineyard views.

Little House

This house is accessed from the ground level and has two stories of approximately 7m x 7m.

Large living area - Approximately 7m x 4.4m. Spanning from the front to the back of the house overlooking patio and garden to the front and vineyard to the back via enormous French windows.

Separate kitchen – Approximately 2.9m x 2.7m. Also overlooking the vineyard.

Downstairs bedroom – Approximately 4.1m x 2.7m South facing with French windows onto the patio.

Upstairs bedroom 1 – Approximately 4.9m x 3.3m, including fitted wardrobes with additional storage space not included in these dimensions. Window overlooking the gardens to the west.

Upstairs bedroom 2 - Approximately 3.8m x 3.5m. Velux window.

Bathroom – Approximately 3m x 1.7m. Velux window. Hansgrohe Raindance shower and separate hand shower.

Other interior areas

The other interior areas have in total the same area as the Main House plus the patio. That is approximately 14m by 9m plus 9.5m by 6m.

Garage and cellars

The garage/cellar space consists of three distinct areas:

Garage – Approximately 9.5m x 6m. This is currently being used as a wine tasting area but could easily be converted back into a garage or a gym.

Inner area – Approximately 8.5m x 6m. With separate toilet and basin.

Deep cellar – Approximately 11m x 4m, plus secure inner cellar 3m x 4m. We have been told that this is the only partially underground cellar in Puligny.

Chaufferie

The Chaufferie (very approximately 6m by 4.8m) is tiled throughout and consists of two rooms with a small additional area for gardening tools and bins.

The inner room houses the washing machine and tumble dryer, the boilers and hot water tank for the two houses and the water softener. This room is used for drying clothes when it is rainy. It is also used for storage.

The outer room is used for storing tools and bicycles, garden furniture etc etc.

External storage

There are two additional outdoor storage spaces for storing gardening equipment.

Outdoor areas

Driveway

Gated driveway with ample room for a large car.

Gardens

Approximately 22m x 13m at the widest point. Very secluded garden with tall hedging.

Along the front of the houses an additional 19m of patio, lawn and driveway.

Vineyard

Just under half a hectare of Pinot Noir vines to the rear, with shed space and more room for parking.