



## Superb Traditional French farmhouse to renovate in Le Bois Coupe Ciry-le-Noble Burgundy



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 40,893.01

#### Location

Country: France  
Address: Le Bois Coupe Ciry-le-Noble, Burgundy France  
ZIP code: 71420  
Posted: Mar 05, 2025  
Description:  
Superb Traditional French farmhouse to renovate in Le Bois Coupe Ciry-le-Noble Burgundy France

Esales Property ID: es5553269

#### Property Location

71420

Le Bois Coupe  
Ciry-le-Noble,  
Burgundy  
France

#### Property Details

With its breath-taking natural scenery, welcoming culture, and low cost of living, France's reputation as a place to live has steadily risen over the past few decades. This excellent property is a great opportunity



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for someone to invest in this hidden gem and at the current price, it surely won't be on the market for very long.

Le Boiscope is a 'longere' or 'petit-fermette'

The construction is typical of the region using massive stone blocks for the outer walls with mud and straw mortar. The inner walls are only a little less substantial. The grange roof beams are not nice straight PAR rafter beams but spoke shaved to fit with gnarled sides, knots and features along the lengths. The roof tiles are regular for the area in a dull red and supported by the end walls and A frame rafters. A little further North all roofs have patterns made from differently coloured tiles.

The floors are red tile in the living areas and beaten mud in the tractor bay. The utility area is concrete with a wooden platform built as part of the bathroom project. The cowshed area is floored with massive stone flags.

The external walls are cement rendered and the internal walls plastered and painted.

There are two chimneys and an older wood stove / oven in the main room.

The electricity is rural French. It works but one wonders how. It is not surface mounted as would have originally been the case but it is interesting.

The main room was two with a French hollow brick dividing wall. This was removed in 2005 to make one larger lounge / dining room, the kitchen being planned for the smaller (north facing) room.

Access is by a regular front door. There is a fresh water tap in the main room and in the grange above a large hot water heater never used. It is quite brand new – or at least was seven years ago.

The lower room ceiling is open beam, but that's not open beam as in quaint English cottage. These are regular 8\*4 rafters.

The North room behind a substantial solid door has a plaster board ceiling and shuttered window facing into the field.

In the grange and tractor space the beams are as one might expect and are a lovely feature. Both grange are accessed by stone door ways from the tractor space. The flooring is in good condition in the East grange but needs renewal in the West. Both grange have a 'hay door' for throwing the hay out, or perhaps storing it in; who knows. Access to the tractor is by double doors.

The cattle shed floor is a little uneven but I think its great. The hay racks are still in place as is the water trough. Not galvanized metal as you might think but wooden. A pair of redstarts have lived in this space for many years. Access to this space is by double doors.

Across the small courtyard, and that's really too grand a name, is the second building. It has dissimilar roofs. The one to the East coming to about a meter above ground and covering the cellar that is slightly



sunken. The other room is red tiled on the floor and plaster walled. There is a large fireplace with mantle piece and I was told it was used as the kitchen for many years. The single window looks West. On the other side of the wall is a room used for storage that once, I was told, held the baking oven. There is little sign of that now. Outside of this to the East is an area that once held junk. Now it stores wood for the stoves before splitting and bringing inside to finish seasoning.

The garden wall is dry stoned on three sides and mortared on the side that bounds the courtyard. The well surround is part of this wall. The garden is quite large and still has the rabbit hutches in place. In this part of France growing your own food also means rearing rabbits and chickens for the pot. The garden is a large vegetable patch tended by Madame Jacqueline Jean-Pierre. This arrangement suits us all very well as they get to use the garden and I get fresh veg FOC when I stay. Plus it means there is usually someone around the property most days.

Water.

This is from Veolia. The local office is in Montceau-les-Mines. They are friendly and helpful. There is a single mains waterline that enters the property via a stop-cock in the road at the gate via a meter in the 'cattle shed'. This water line goes to the front of the building where the kitchen sink was once placed.

Electricity

From EDF and via an overhead cable as is usual in this area. Enters the property to a new style consumer unit (old one replaced by EDF in 2000)

Sewage.

Eh, no. It's camping indoors.

This is the one big item to be put in place. On purchase the sewage was a 4" pipe out of the East room and a garden toilet hut. It has improved a little. The hut is gone and there is a camping toilet on site.

Well water.

The level varies but never runs dry. Anyway why would one drink water when there is so much good vin-en-vrac around?

## ABOUT THE AREA

Le Bois Coupe isn't a rural idle but is fairly quiet and definitely not on the tourist track. but it is within 90 minutes of both Beaune and Macon and a little longer to Lyon. In fact it is closer to Lusanne, Switzerland, than Paris. The TGV is not so far away either and one can be in Paris or Montpellier in about two hours.

Ciry-le-Noble is a commune in the Saône-et-Loire department in the region of Bourgogne-Franche-Comté in eastern France.



Saône-et-Loire is a department in the Bourgogne-Franche-Comté region in France. It is named after the rivers Saône and Loire, between which it lies, in the country's central-eastern part. Saône-et-Loire is Bourgogne-Franche-Comté's most populous department with a population of 555,023 as of 2016.

Burgundy is a historical region in east-central France. It's famous for its Burgundy wines as well as pinot noirs and Chardonnay, Chablis and Beaujolais. The area is crisscrossed by a network of canals and studded with grand châteaux, some now luxury hotels. The capital, Dijon, of mustard fame, is home to the imposing Palace of the Dukes, where the distinguished Musée des Beaux-Arts was established in 1787.

## MAiN FEATURES:

- \* 200m2 living space after Renovation
- \* 2870m2 plot
- \* 4 Bedrooms after Renovation
- \* 2 Bathrooms after Renovation
- \* Massive potential in the holiday rental market with a gite after renovation
- \* Stunning views
- \* Close to essential amenities like such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, fishing, walking and cycling areas nearby

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Condition: Good

## Common

Bedrooms:	4
Bathrooms:	2
Finished sq. ft.:	200 sq m

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX6.687.697



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