

[Click to view MFH-CJC02093](#)

## 25ha Property With Pond And 3 Homes.

**Dun-sur-Grandry , Nièvre , Bourgogne-Franche-Comté**



**€499,000**

**inc. of agency fees**

**10 Beds      400 sqm      25 ha**

In the Morvan Regional Natural Park, great lakes region, at the end of a private road (absolute tranquility) with a beautiful...

### At a Glance

<b>Reference</b>	MFH-CJC02093	<b>Near to</b>	Dun-sur-Grandry	<b>Price</b>	€499,000
<b>Bed</b>	10	<b>Pool</b>	No	<b>Hab.Space</b>	400 sqm
<b>Land</b>	25 ha			<b>Land Tax</b>	N/A

### Property Description

In the Morvan Regional Natural Park, great lakes region, at the end of a private road (absolute tranquility) with a beautiful view of the massif, property of nearly 25 hectares (including 20

hectares rented to a farmer) with a listed pond enclosed water of 15,000 m<sup>2</sup> and 3 dwellings for nearly 400 m<sup>2</sup> of living space: A first house of approximately 125m<sup>2</sup> (kitchen, living room, 3 bedrooms) with annex of 33m<sup>2</sup> (1 bedrooms), a 3-cornered gîte of approximately 130m<sup>2</sup> (kitchen, living room, 3 bedrooms) with outbuilding of 55m<sup>2</sup> and a 3 ear gîte of around 115m<sup>2</sup> (kitchen, living room, 3 bedrooms) with outbuilding of 60m<sup>2</sup>. Vaulted cellar. Information on the risks to which this property is exposed is available on the Géorisks website:  
[www.georisks.gouv.fr](http://www.georisks.gouv.fr) DPE: 277 E GES: 9 B

We have access to more chateaux and historic real estate that are 'off market' and therefore not listed on here. [Contact us](#) with details about your project and we will send you a selection of french castles for your consideration.

### Summary

Property type:	Farmhouse
Bedrooms:	10
Price	€499,000

### Key Information

Internal Area:	400 sqm
Land Area:	25 ha

**Location: Bourgogne-Franche-Comté**



## Gallery







As Featured in



Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

0845 123 5885 (UK only local rate ) / +44 (0) 113 216 4066,

or email us at [bonjour@my-french-house.com](mailto:bonjour@my-french-house.com).

To see more great properties like this one, visit our daily updated website at [www.my-french-house.com](http://www.my-french-house.com).

## Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days cooling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

## Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved