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Two character houses south of Vézelay

Vezelay , Yonne , Bourgogne-Franche-Comté



€349,500

inc. of agency fees

8 Beds 5 Baths 227 sqm 0.07 ha

Charming Historical
Property This property dating
from 1740 offers a significant
amount of charm and is situated
in a quiet...

At a Glance

Reference	MFH-BUR-BH5513h	Near to	Vezelay	Price	€349,500
Bed	8	Bath	5	Hab.Space	227 sqm
Land	0.07 ha	Pool	No	Land Tax	N/A

Property Description

Charming Historical Property

This **property dating from 1740** offers a significant amount of charm and is situated in a **quiet hamlet** south of Vezelay and north of the Morvan regional park. The main house features **four bedrooms**, complemented by an additional **four bedrooms** in the annex. There are also several **outbuildings** on the premises. The property boasts an **enclosed garden**, making it an ideal setting for both living and entertaining. All aspects of the property are **ready to live in and use**.

Property Overview

This **property** features two **18th-century stone houses** situated on a **717 m² lot** in the center of the village. The **dovecote**, dating back to **1740**, is marked with the date engraved in the stone on one of its windows.

Main House Details

The **main house** includes an **entrance hall**, a **reception room**, two **lounges**, a **dining room**, a **kitchen**, and a **WC** on the ground floor. The reception room showcases the façade of a beautiful **original bread oven** as a decorative element.

On the **first floor**, there are two **bedrooms**, including one large **suite** with a **dressing room** and **bathroom**, alongside a **study** and another **WC**. The **second floor** features two **bedrooms** that share a toilet with a **shower** and **sink**. The property retains original features such as custom-made **wooden doors** and **wooden double-glazed windows**, aesthetically decorated without any plastic elements.

Annex Details

The **second house** (annex) consists of an **entrance hall**, a **living room**, a **kitchenette**, and four **bedrooms**. Three of these bedrooms have their own **bathrooms** or **shower rooms** and **WCs**, while one smaller bedroom has a **WC** and **washbasin**. Additionally, the annex includes a **45 m²**

barn, a **stable** with a **boiler room**, a **laundry/storage area**, and a **35 m² garage**.

Outdoor Features

The beautifully arranged grounds feature a spacious **courtyard** filled with **flowers** and **fruit trees**, as well as a well-maintained **garden** at the back with an abundance of **flowers**, **trees**, and **shrubs**.

Summary

Property type:	Mansion
Bedrooms:	8
Bathrooms	5
Price	€349,500

Key Information

Internal Area: 227 sqm

Land Area: 0.07 ha

Property Features:

- Energy Consumption: 395

Location: Bourgogne-Franche-Comté



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S. and L. BROWN



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