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## Large mansion within enclosed park, multiple development possibilities in the heart...

Luzy , Nièvre , Bourgogne-Franche-Comté



# €349,000

inc. of agency fees

8 Beds 4 Baths 486 sqm 0.73 ha

Just steps away from the shops in Luzy, this beautiful bourgeois house of over 480 m<sup>2</sup> of living space offers remarkable potential. Currently divided...

### At a Glance

**Reference** MFH-BUR-BH5581H

**Bed** 8

**Land** 0.73 ha

**Near to** Luzy

**Bath** 4

**Pool** No

**Price** €349,000

**Hab.Space** 486 sqm

**Land Tax** N/A

### Property Description

Just steps away from the shops in Luzy, this beautiful bourgeois house of over 480 m<sup>2</sup> of living space offers remarkable potential. Currently divided into a main house and two apartments (free of tenants from December 2025), it can accommodate a large family, a rental project, or tourism project. Enclosed garden, beautiful outbuildings, original features preserved: a rare opportunity in this charming Burgundian commune. Plot is 7324m<sup>2</sup>

A character building: This bourgeois-style property immediately captivates with its volumes and historical features: high ceilings, solid wood floors, French ceilings, period fireplaces, and large windows allowing plenty of natural light in. Current configuration: The house is currently arranged as a main residence over two floors plus two independent apartments. The apartments will be available starting December 2025, thus offering complete freedom of layout. Ground floor – main house side: • Entrance hall with antique tiles • Bright living room • Dining room • Fitted kitchen with pantry • Small living room • Bedroom • Shower room • Laundry room with WC Ground floor – former apartment 1: • Kitchen and dining room • Living room • Shower room with WC • One bedroom • Pantry Upstairs – main house side: • Spacious bedroom • Shower room with WC • Small living room • Kitchen with pantry • 2 additional bedrooms Upstairs – former apartment 2: • Living room • Kitchen • Shower room / laundry room • Three bedrooms Basement and attic: • Three cellars: boiler room, storage, wine cellar with earth-floor and 2 independent entrances • Attic convertible over the entire surface, accessible by stairs from the private part, with terracotta floor and windows. Garden and exteriors: The enclosed, tree-filled land features a vegetable garden, a greenhouse, an old pond, and a aviary. Two wrought iron gates provide access. Outbuildings: • Large garage of approximately 100 m<sup>2</sup> on the ground, with an upper floor – potential for guest house or gîte • Old coal store of about 150 m<sup>2</sup>, with independent access from Rue Lafond Location: In the heart of Luzy, in immediate proximity to shops, restaurants, weekly market, college, health center, and SNCF train station (Dijon - Nevers line). The TGV station in Le Creusot is only 53 km away. Autun is 30 minutes away, and you are at the gates of the Morvan regional natural park.

## Summary

Property type:	Mansion
Bedrooms:	8
Bathrooms	4
Price	€349,000

## Key Information

Internal Area: 486 sqm

Land Area: 0.73 ha

Property Features:

- Energy Consumption: 275

**Location: Bourgogne-Franche-Comté**



## Gallery







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**S. and L. BROWN**



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