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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 m² of living space offers remarkable potential. Currently divided...

At a Glance

Reference MFH-BUR-BH5581H

Near to Luzy

Price €349,000

Bed 8

Bath 4

Hab.Space 486 sqm

Land 0.73 ha

Pool No

Land Tax N/A

Property Description

Just steps away from the shops in Luzy, this beautiful bourgeois house of over 480 m² 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 7324m²

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 m² on the ground, with an upper floor – potential for guest house or gîte • Old coal store of about 150 m², 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



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S. and L. BROWN



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