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A Slice of Country Heaven – Main House + Guest Cottage

Chevannes Changy , Nièvre , Bourgogne-Franche-Comté



€275,000

inc. of agency fees

4 Beds 2 Baths 255 sqm 0.15 ha

Escape to the heart of the French countryside with this delightful stone-built property offering a beautifully renovated main house from 1851 and a...

At a Glance

Reference MFH-BUR-LB5608N

Bed 4

Land 0.15 ha

Near to Chevannes Changy

Bath 2

Pool No

Price €275,000

Hab.Space 255 sqm

Land Tax N/A

Property Description

Escape to the heart of the French countryside with this delightful stone-built property offering a beautifully renovated main house from 1851 and a fully operational **gîte**, perfect for those seeking a lifestyle change, income opportunity, or a peaceful retreat with a house for guests or family.

Property Overview:

Nestled in a tranquil rural village, this charming property blends rustic charm with modern comforts. The individual drainage system has been replaced in April 2025, serving the two houses. Surrounded by rolling fields, woodlands, and picturesque views, it offers an idyllic lifestyle in one of France's most scenic regions.

Main House:

- Tastefully renovated 2-bedroom farmhouse, a large cellar, wine cellar and a large attic
- Lovely kitchen with original features
- Large living room with exposed beams, fireplace and the original floor tiles (tomettes)
- Bright dining room with old features
- 1 shower room and separate WC
- South-facing terrace with countryside views
- Wood fired and electric heating
- Large barn in between the house and the gite.

Gîte (Guest Cottage):

- Separate, self-contained 2-bedroom gîte
- Open-plan living/dining area with fitted kitchen
- Large renovated bathroom
- Private terrace and garden area
- Proven rental income with excellent guest reviews
- Sold furnished and ready to let

Land & Outbuildings:

- Beautiful garden, with at the end of the garden a small river and lovely views
- Barns and outbuildings for storage, workshops, or further conversion and a wine cellar

Location:

Located in a peaceful village with a café and a small shop close to several other villages and a short drive to market towns offering all amenities. Ideal for nature lovers, walkers, and those seeking a slower pace of life.

Key Features:

- Income-generating gîte

- Authentic rural charm
- Beautiful natural surroundings
- Great potential for further development or smallholding

This is a rare opportunity to own a slice of French country life with immediate income potential. Contact us today for more details or to arrange a viewing.

Summary

Property type:	Countryside house
Bedrooms:	4
Bathrooms	2
Price	€275,000

Key Information

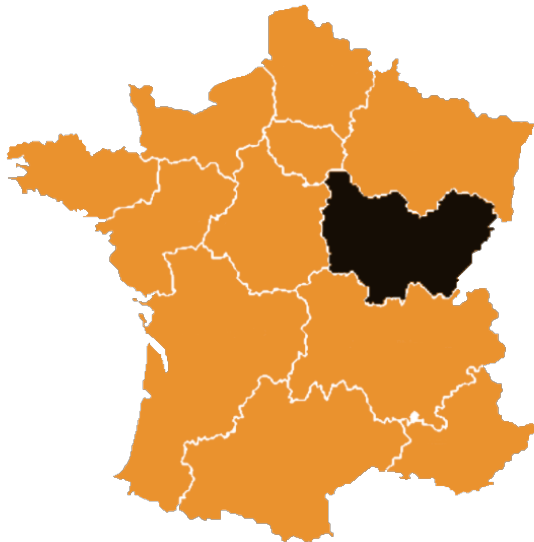
Internal Area: 255 sqm

Land Area: 0.15 ha

Property Features:

- Energy Consumption: 433

Location: Bourgogne-Franche-Comté



Gallery





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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



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