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## 1920's Manor House

Clamecy, Nièvre, Bourgogne-Franche-Comté



# €620,000

inc. of agency fees

8 Beds 5 Baths 550 sqm 2.28 ha

1920's Manor House

### At a Glance

<b>Reference</b>	MFH-BUR-MB1600H	<b>Near to</b>	Clamecy	<b>Price</b>	€620,000
<b>Bed</b>	8	<b>Bath</b>	5	<b>Hab.Space</b>	550 sqm
<b>Land</b>	2.28 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

In the Morvan natural park, near Clamecy, beautiful manor house of 550m<sup>2</sup> from the 1920s. Its architecture is original and remarkable, it has kept most of the original elements of its time and is very bright thanks to its numerous openings and the light colours of the rooms.

It is open onto its 2-hectare park and offers beautiful reception rooms, 6 bedrooms and a flat with 2 bedrooms. There are still a few rooms to refresh.

The property is completed by a caretaker's house (to be renovated), two garages and a barn.

Nice amenities

THE HOUSE : Exposed west/east

The house : Of complex plan, it is overall square and is widely open on all sides. Built on two levels plus attic with a complete garden level. It has a flat tiled roof and was recently re-roofed (in 2019).

On the ground floor:

An flat consisting of a living room with fireplace equipped with an insert, a kitchen, two bedrooms, a shower room, and a toilet (rented in rbnb) a cellar, a greenhouse and a boiler room.

Ground floor:

A double staircase on the main façade leads to a terrace with columns. The entrance hall leads to a large living room which is extended in enfilade by a study/small living room.

To the right, a door opens onto a corridor leading to two bedrooms and a shower room.

To the left is a dining room which opens onto the kitchen and scullery.

A second staircase is located at the back of the house.

-On the first floor:

A stone staircase leads to a gallery, distributing a lounge, a dressing room, four bedrooms, three of which have shower rooms.

The gallery opens onto a terrace overlooking the garden.

All the bedrooms have a balcony.

On the second floor: The attic, which could be converted.

The outbuildings:

Situated to the west of the manor house, it consists of a caretaker's cottage of approximately 60m<sup>2</sup> to be renovated, two garages and a barn.

The land: With a surface area of 2ha27a70ca, it is partly enclosed by walls,

It is planted with century-old trees,

It includes meadows and woods,

A second plot of land (not adjoining) of 200m<sup>2</sup> is located opposite the park.

Situation : Near Clamecy, in a village of about 500 inhabitants,

8km from all shops and services,

Paris Gare de l'Est by train: Clamecy station,

28km from the motorway at Avallon,

30km from Vezelay.

## Key Information

Property type:	Countryside house
Bedrooms:	8
Bathrooms	5
Price	€620,000
Address	Clamecy, Nièvre, Bourgogne-Franche-Comté

## Additional Information

Internal Area:	550 sqm
Land Area:	2.28 ha
Property Features:	<ul style="list-style-type: none"><li>• Fireplaces: 1</li></ul>

## Location: Bourgogne-Franche-Comté



# Gallery





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**S. and L. BROWN**



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