



House

DORNECY (58)

163 000 €*

* Agency fees to be paid by the seller



127 m²



7 pièce(s)



4 chambre(s)

PROPERTY DESCRIPTION

In a rural village of Bourgogne-Franche Comté, between Clamecy (8 km) and Vézelay (16 km) an old house, authentic, comfortable, carefully renovated with traditional materials. The house offers large, very bright rooms (ground floor with a beautiful fitted kitchen, a living room with a fireplace, a landing room, a shower room with WC and an original bedroom with a bread oven, preserved intact, testimony of an old bakery. A stone staircase leads to three bedrooms, a bathroom, separate WC and two large attics that can be converted. A cellar and an adjoining shelter complete this house. The electrical installation is up to standard as well as the sanitation collective and plumbing. Double-glazed windows and adjustable heating. House pleasant to live in, livable in all seasons, immaculate condition. This village (rural village of around 450 inhabitants, fortified in the 16th century) on the north-west limit of the Morvan, surrounded by forests, meadows and hills (Mont Brevois and Mont Martin) is part of unspoiled nature (Natura 2000); crossed by the Armance, a tributary of the Yonne, it retains three washhouses. 2km away, the Nivernais canal (bicycle route and boat hire). This charming village, between nature and beautiful stone, retains its Saint-Martin church and its 12th century bell tower, listed as historical monuments, as part of the religious heritage in Burgundy. In Vézelay, a major festival of classical music, cultural and religious life. This village 8 km from Clamecy station is 45 minutes from Auxerre and 35 from Avallon (access to the A6 motorway).

Les honoraires sont à la charge du vendeur.
Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : www.georisques.gouv.fr.

**** ENGLISH SPEAKERS:** please note that Capifrance has an international department that can help with translations. To see our range of 20,000 properties for sale in France, please visit our Capifrance website directly. We look forward to finding your dream home!



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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 811268

Property type House

Exposure South

SURFACES

Living space 127 m²

Living room surface 23 m²

COMPOSITION

Number of rooms 7

Number of bedrooms 4

Number of bathrooms 1

Toilets count 2

Washrooms 1

DPE/GES

DPE 319

GES 39

APPENDIX

Parking extérieur

Parking space 2

Cellar 1

Videophone Non

SERVICES

Heater gaz

Kitchen aménagée



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