



House

MENESSAIRE (21)

88 000 €*

* Agency fees to be paid by the seller



133 m²



5 pièce(s)



2 chambre(s)

PROPERTY DESCRIPTION

In Ménessaire, I offer you this house of 133 m2 on a plot of 559 m2. Well located, you will enjoy a panoramic view and assured tranquility. The building is on 2 levels, with generous and bright living spaces. On the ground floor, the bathrooms are located, upstairs, a mezzanine room will suggest any arrangement. At the exit, you will find a lean-to over a cellar, then the terrace where the magnificent landscapes of the Morvan harmonize. It's pretty fantastic!! For the main heating, the owner opted for a wood insert and a pellet stove. Inside, some finishing work will be required. Situated in this exceptional rural landscape of gentle hills and forests, near Lake Settons, the Château de Ménessaire, a historic monument from the 13th and 17th centuries, adds charm to this village. Geographically, you will be 28 km northeast of Château-Chinon, 22 km south of Saulieu, and 29 km north of Autun. A few minutes away, you will enjoy the small shops in the neighboring towns of Cussy en Morvan, or Moux en Morvan. Ideal holiday or family home, as you will have understood, this property has become rare. Don't wait to come and discover it.

Fees are the responsibility of the seller.

Le Diagnostic de Performance Énergétique(DPE) a été réalisé selon une méthode valable mais non fiable et non-opposable.

Les informations sur les risques auxquels ce bien est exposé sont disponibles sur le site Géorisques : [www. georisques. gouv. fr](http://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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(71550)**

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LE BIEN EN IMAGES



DETAILS

GENERAL

Reference 855373
Property type House
Year of construction 1880
Exposure S-E
View Vue dégagée, Panoramique, sur Forêt, sur Village

SURFACES

Living space 133 m²
Living room surface 32 m²
Land surface 559 m²

COMPOSITION

Number of rooms 5
Number of bedrooms 2
Number of bathrooms 1
Toilets count 1
Terrace 1

DPE/GES

DPE 323
GES 16

APPENDIX

Parking extérieur
Parking space 1
Cellar 1
Videophone Non

SERVICES

Heater électricité
Heater granules
Heater bois
Kitchen coin cuisine