

Character village home with guest accommodation, private garden and income potential



INFORMATION

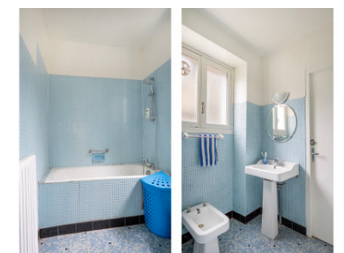
Town:	Dornecy
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	2312 m2

IN BRIEF

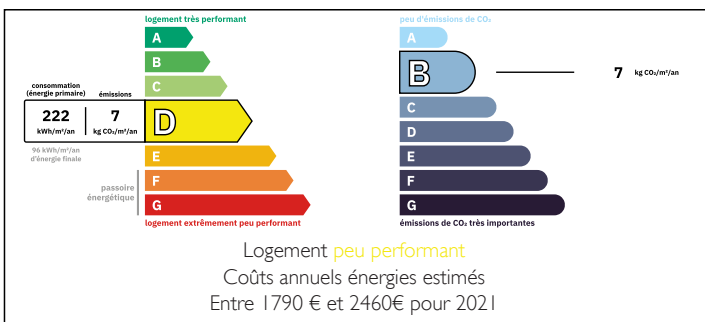
Dating from before 1900, this deceptively spacious village property offers far more than first meets the eye. Combining generous family accommodation with an independent guest wing, a private garden and additional land nearby, it presents a wonderful opportunity as either a permanent family home or an idyllic holiday retreat with income potential.

Located in the peaceful village of Dornecy, just 12 minutes from Clamecy and within easy reach of the beautiful Vézelay region and the Morvan Natural Park, the house enjoys a quiet setting while remaining well connected by rail to Paris via Clamecy station.

Dating from before 1900, this charming and deceptively spacious village home offers four bedrooms, flexible guest accommodation, a private enclosed garden, garage and additional parcels of land. Combining original character with modern energy efficiency thanks to its air-source heat pump,



ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Dating from before 1900, this charming and deceptively spacious village property offers generous living accommodation, plenty of character and exciting possibilities for family living or additional income. Situated in the peaceful village of Dornecy, between Clamecy and the UNESCO World Heritage site of Vézelay, the property enjoys a tranquil setting on the edge of the Morvan Natural Regional Park. Clamecy, with its supermarkets, restaurants, weekly market and railway station offering services to Auxerre and Paris, is just a 12-minute drive away.

Behind its attractive façade lies a surprisingly spacious interior filled with natural light. Original stone walls, high ceilings, traditional wooden flooring and an elegant stone staircase with wrought-iron balustrades all contribute to the home's authentic character. Modern comforts have not been forgotten, with a recently installed air-source heat pump providing efficient heating and contributing to the property's respectable DPE rating of D.

The spacious family kitchen forms the heart of the home, offering ample space for cooking, dining and entertaining. Practical and welcoming, it is perfectly suited to family life. The adjoining sitting room enjoys pleasant views over the private garden, creating a peaceful and relaxing space to unwind.

Upstairs, the generous principal bedroom benefits from its own en-suite shower room, while a second spacious double bedroom enjoys attractive views over the garden. High ceilings and original wooden flooring continue the character found throughout the house.

One of the property's most attractive features is its flexible secondary living area. Connected to the main house while naturally offering...

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