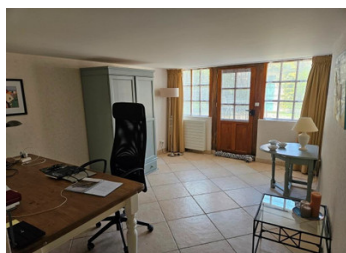


Charming Character Village house with Courtyard & Garden



INFORMATION

Town:	Stigny
Department:	Yonne
Bed:	3
Bath:	3
Floor:	172 m2
Plot Size:	765 m2



IN BRIEF

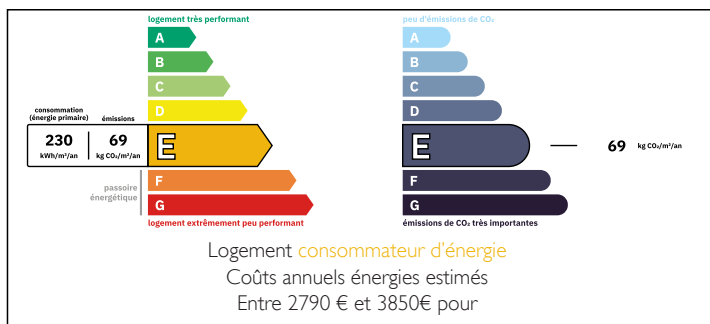
Charming Character Property with Private Courtyard and Garden in Burgundy

Located in a peaceful medieval village in the Yonne department of Burgundy, this attractive character property offers 172 m² of living space, a private enclosed courtyard, mature landscaped garden, and several stone outbuildings.

The house is immediately habitable and arranged over three floors, featuring three bedrooms, all with en-suite facilities. Recent improvements include the creation of a spacious master suite with balcony access, a high-quality fitted kitchen installed in 2024, and various updates to the roof, shutters, and exterior features.

Additional amenities include a 26 m² wine cellar, multiple barns and storage buildings, central heating, and connection to the public sewer system.

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

The property is situated within a private courtyard in the heart of a charming medieval village in the Yonne department, surrounded by peaceful rolling hills and forests. This highly attractive property offers immediate comfortable living accommodation, spacious rooms, several outbuildings, and a beautifully maintained, colourful garden.

Shops and cultural amenities are easily accessible in Ancy-le-Franc, while the TGV station in Montbard is just a 25-minute drive away. Nearby, the Armançon River and the Burgundy Canal provide excellent opportunities for walking, cycling, and enjoying traditional Burgundian restaurants.

Located in a quiet setting within a classic Burgundy village, this charming character property is ready for you to enjoy the Burgundy lifestyle.

Features

The property benefits from a private enclosed courtyard, a mature and well-maintained garden, and several stone outbuildings suitable for storage or renovation projects.

Improvements completed in 2019 on the second floor increased the living space and created a beautiful master suite with access to a balcony. The house offers accommodation across three levels, and all bedrooms have their own en-suite facilities.

Summary

Living area: 172 m²

Wine cellar: 26 m²

High-quality fitted kitchen with appliances installed in 2024

Roof partially replaced in 2014

Window shutters replaced in 2014

Balcony installed in 2020

Connected to the public sewer system

Central heating supplemented by electric heating on the second floor

NOTES