

Beautifully located cottage in the Morvan nature park



INFORMATION

Town:	Saint-Léger-Vauban
Department:	Yonne
Bed:	4
Bath:	1
Floor:	115 m2
Plot Size:	3375 m2

IN BRIEF

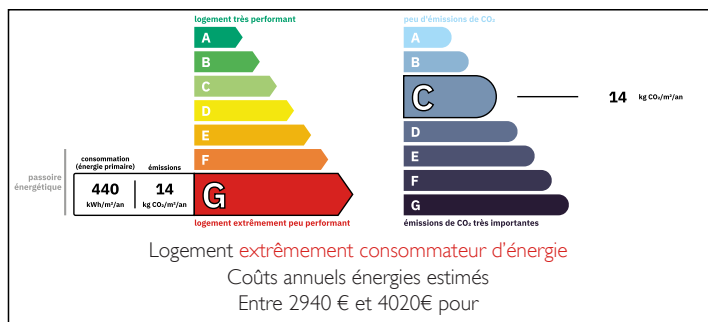
Nestled in the heart of the Morvan Regional Natural Park, this charming natural stone cottage sits on a generous 3,375 m² plot at the edge of a peaceful hamlet of just four homes.

The property features a welcoming living and dining room with original floor tiles, exposed beams, a wood-burning stove, a cosy kitchen, four bedrooms (including one on the ground floor), a bathroom, a utility room, and additional storage space.

Outside, you'll find a covered terrace with parking for two cars, an adjoining workshop, and a beautifully landscaped garden offering plenty of room for a vegetable garden, swimming pool, or other outdoor projects.

A perfect holiday retreat or permanent residence, this delightful home offers tranquillity, space, and the beauty of nature.

ENERGY - DPE



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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

Ideally situated in the stunning landscape of the Morvan Regional Natural Park, this beautiful natural stone cottage is set on a generous 3,375 m² plot at the edge of a charming hamlet of just four houses.

Whether you are looking for a delightful holiday home or a peaceful place to live year-round, this property offers the best of both worlds.

A picturesque country lane leads you to this idyllic hamlet, where peace and tranquillity reign, surrounded only by nature and the songs of birds.

You enter the house through the living and dining room, featuring beautiful original floor tiles, exposed wooden beams, and a fireplace with a wood-burning stove.

From the living room, a passage leads to the cosy kitchen and the bathroom. On the opposite side, another hallway provides access to the sitting room, a separate toilet, and a ground-floor bedroom.

There is also a spacious utility room with space for a washing machine and additional storage.

The staircase leads to a bright and spacious first floor offering three bedrooms and a storage room.

The rear entrance opens onto a covered terrace with space to park two cars, as well as an adjoining workshop/storage shed.

The large front garden, beautifully landscaped with a variety of shrubs and mature trees, offers endless possibilities, including a vegetable garden, a swimming pool, or additional outdoor living space. There is also ample parking for several vehicles.

In short, this is a true hidden gem surrounded by nature. Don't miss the opportunity to discover this beautiful property!

NOTES