

Spacious manor with no fewer than 6 bedrooms, 4 bathrooms, cave, enormous barns and various outbuildings.

EXCLUSIVE



## INFORMATION

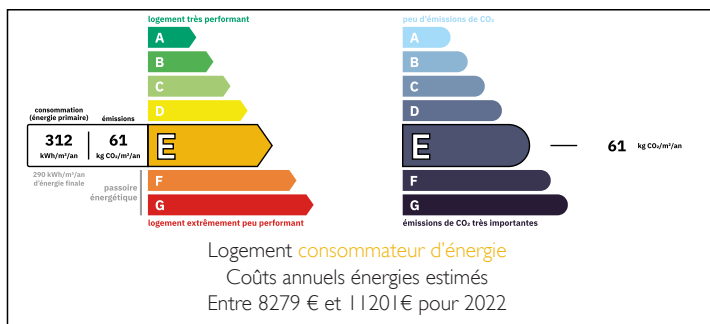
Town:	Villapourçon
Department:	Nièvre
Bed:	6
Bath:	4
Floor:	354 m2
Plot Size:	7158 m2

## IN BRIEF

Manoir situated in a beautiful spot in the rolling hills of the Morvan. Possibilities for a bed & breakfast. With no less than 6 bedrooms and 4 bathrooms.



## 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 fun part of this job is discovering beautiful places that you would normally never pass by.

This is also the case with this manor, also called Chateau (de) Cussy from the time it was founded. It was built around 1850 by a large landowner. Her staff lived in the annexes.

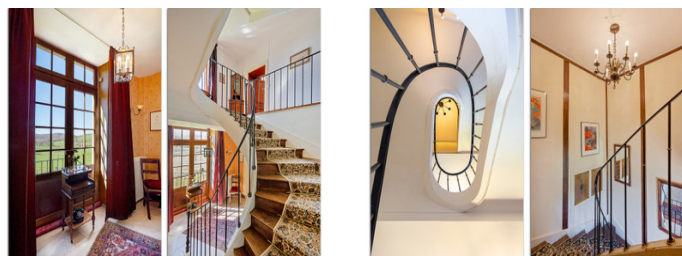
For generations, the domain had an agricultural function, which can also be seen from the many large barns. In the 1980s, the main building was radically changed and 3 "gîtes" were built in it. In 2000, the domain was taken over by the current owners, who, in consultation with the local population, restored the main building to its original state as much as possible, in accordance with the applicable rules at the time; all electrical systems were renewed, double glazing was installed everywhere and a new septic tank was installed. In addition, several rooms were given their own, modernised bathroom.

This house has therefore been renovated with respect for the history and character of the building.

\* due to a certain calculation method this house has a lot of estimated energy consumption. This does not reflect reality, those costs are lower.

You drive through a beautiful gate into the courtyard. The original main entrance is at the front of the building, but you can easily enter the building via the kitchen or the reception area (now serving as a library) on the side of the courtyard.

The spacious kitchen is a great space to prepare a delicious meal in...



## LOCAL TAXES

Taxe habitation: EUR

## NOTES