

Grand house in center of wine village



INFORMATION

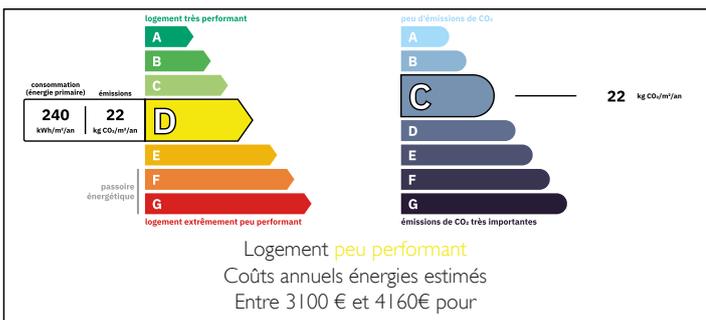
Town:	Morey-Saint-Denis
Department:	Côte-d'Or
Bed:	5
Bath:	2
Floor:	198 m ²
Plot Size:	74 m ²

IN BRIEF

Spaciously renovated 19th-century manor near Gevrey-Chambertin in a peaceful wine village. The house features high ceilings, bright living spaces, 5 bedrooms, 3 bathrooms, a well-equipped kitchen, lounge, dining area, and a laundry room. Highlights include a wine cellar, two balconies with village views, a mezzanine with two additional bedrooms, and a shower room. Ideal for wine enthusiasts seeking low-maintenance, charming village living.

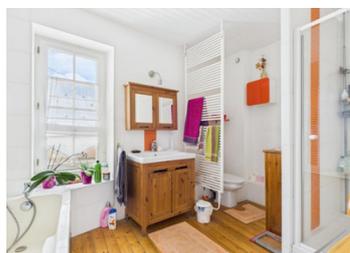
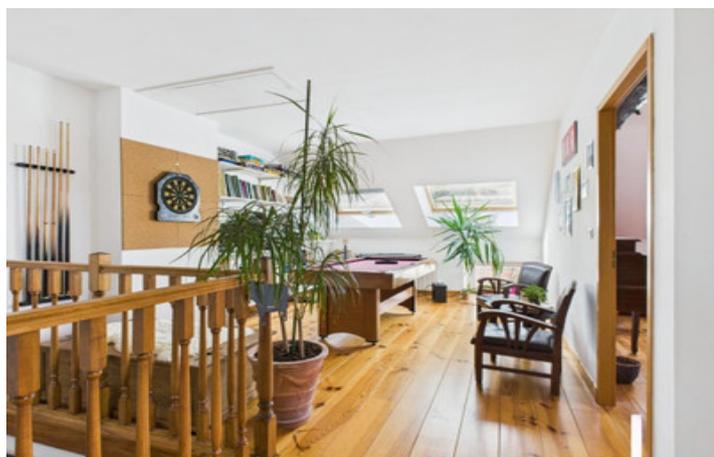


ENERGY - DPE



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.



LOCAL TAXES

Taxe habitation: EUR

NOTES

DESCRIPTION

Situated in a serene wine village close to Gevrey-Chambertin, this impressive manor house, originally built in 1865, was fully renovated around ten years ago. It combines modern comforts with high ceilings and generous, light-filled spaces, making it an ideal retreat for wine lovers seeking an easy, low-maintenance lifestyle without the need for a garden. Two balconies offer charming views over the village.

The house can be accessed from the parking area behind the church, leading directly into a welcoming ground-floor lounge with a fireplace. This level also features an attractive wine cellar and a storage room.

Alternatively, the main street entrance opens into a spacious living area comprising a comfortable sitting space and a large dining area. The kitchen is accessible from both the living area and the hallway, which also leads to the staircase and a ground-floor toilet. Well equipped and spacious, the kitchen accommodates a breakfast table and retains an original fireplace. A laundry room is located beyond the kitchen.

The staircase leads to a first-floor landing serving three generous bedrooms and a bathroom with bathtub, shower, and toilet, all enhanced by wooden parquet flooring.

On the second floor, a bright mezzanine provides ample space for a reading or relaxation area and leads to two further bedrooms and a shower room with toilet. From the mezzanine windows, lovely views over the surrounding vineyards can be enjoyed.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>