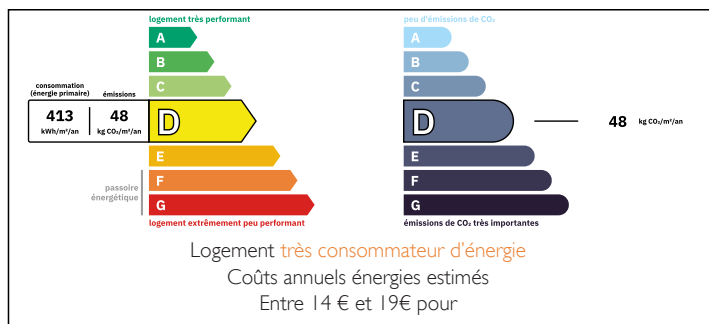


Renovated former village hotel with many possibilities



ENERGY - DPE



INFORMATION

Town:	Manlay
Department:	Côte-d'Or
Bed:	8
Bath:	0
Floor:	0 m ²
Plot Size:	0 m ²

IN BRIEF

This former village hotel/restaurant is located in a charming old village between the Morvan Natural Park and the Côte d'Or wine region. The property has been converted into a spacious home with a large artist's studio.

The upper floor still offers 10 bedrooms with sanitary facilities, providing excellent potential for a B&B, guesthouse, or combined living and working project. Many interior walls are non-load-bearing, allowing flexible reconfiguration.

Additional features include a bright living area, renovated kitchen, ground-floor bedroom with en-suite bathroom, a vast attic with further development possibilities, a large dry cellar, a vaulted cellar, wood storage, and a private landscaped garden.

An exceptional property with outstanding

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

Location and Building

In the middle of a charming old village, on the border of the Parc Naturel du Morvan and the Côte d'Or, you will find this former village hotel/restaurant. The building has been transformed by the current owners into a beautiful home with a large artist's studio.

Layout and Possibilities

The layout of the upper floor remains entirely as it once was, with no fewer than 10 bedrooms and sanitary facilities. This offers enormous possibilities for those who wish to combine living and working.

Commercial Potential

Start a B&B here in an ideal tourist location, situated between the Parc Naturel du Morvan on one side and the wine regions on the other.

Creative Projects

The space could also be used for projects in the field of art and music, combined with residential living. In short, the possibilities are endless! Come and see it soon!

LOCAL TAXES

Taxe habitation: EUR

NOTES

Property Description

Located at a quiet crossroads in a picturesque village, this solidly built former hotel/restaurant awaits you.

Property Layout

Upon entering, you discover the wide hallway with a beautiful old oak staircase leading to the first floor, as well as a toilet. Through the cozy dining room and the recently renovated kitchen, you access the large living room with French doors and plenty of natural light. At the rear is the enormous studio with many