

## Renovated stone house with guest house in the center of Meursault



## INFORMATION

Town:	Meursault
Department:	Côte-d'Or
Bed:	4
Bath:	4
Floor:	188 m <sup>2</sup>
Plot Size:	224 m <sup>2</sup>

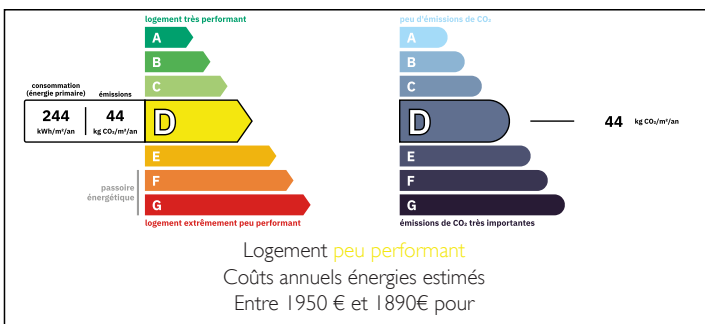
## IN BRIEF

Beautifully renovated property in the heart of Meursault, combining a main house and a guest house, sold fully furnished. The main house features a mezzanine-style master bedroom, vaulted ceilings, exposed oak beams, open-plan modern kitchen, and heated stone floors.

The guest house offers multiple bedrooms with en-suite bathrooms, a modern kitchen, and flexible living spaces. Additional features include a private central courtyard, vaulted cellar, and elevated seating area overlooking the vineyards.

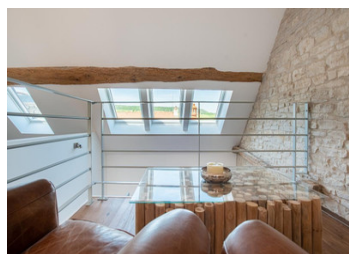
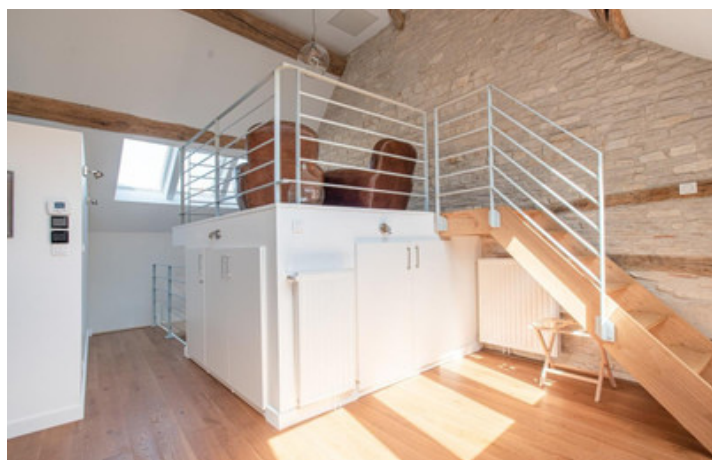
Currently operated as a holiday home popular with wine enthusiasts, the property benefits from a concierge service and has strong rental potential, with the option to rent the courtyard house separately.

## 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

Nestled in the heart of Meursault, this beautifully renovated house, equipped with air conditioning and underfloor heating, offers the comfort of contemporary living while preserving the charm of authentic Burgundian character. The property currently operates as a holiday home with a guest house, popular with wine enthusiasts. The property is sold fully furnished.

You can access the property from the street directly into the guest house via two separate entrances, and into the main house via the private central courtyard.

Upon entering the courtyard, hidden behind blue doors, you immediately feel the serenity and calm of this peaceful outdoor space while admiring the beautiful stone walls.

To your left, the main house features an old barn door converted into a large window opening onto the main living area with a modern open-plan kitchen. The heated stone-tiled floor, complemented by stone walls and beautiful original oak beams, creates a warm Burgundian atmosphere, contrasted with the sleek grey finishes of the modern kitchen.

A door leads to a toilet with a washbasin, from which you can access the utility and boiler room.

Stairs lead up to a mezzanine-style master bedroom with a large en-suite bathroom. You will admire the exposed oak beams and vaulted ceiling. A highlight of this space is a private elevated seating area, perfect for enjoying a glass of wine while overlooking the famous vineyards in the distance. Beneath this platform are cupboards providing ample storage space.

Below the house, accessible from the courtyard, is a beautiful vaulted cellar.

From...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES