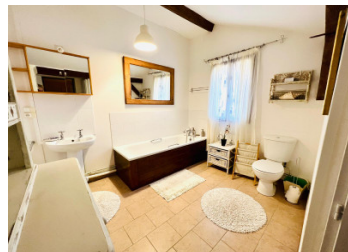


## Luxury Burgundy Estate for Sale with Guest Lodge, Airbnb Income & Magny-Cours Access



## INFORMATION

Town:	Saint-Pierre-le-Moûtier
Department:	Nièvre
Bed:	6
Bath:	5
Floor:	380 m2
Plot Size:	14960 m2



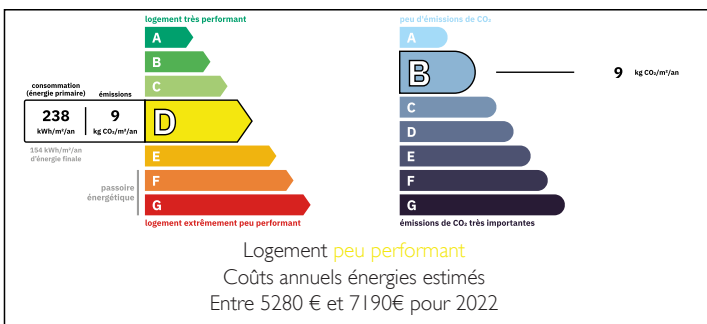
## IN BRIEF

Set within 14,960m<sup>2</sup> of peaceful private grounds, this outstanding Burgundy estate combines timeless rural charm with exceptional lifestyle and income potential. The principal residence (300m<sup>2</sup>) offers four spacious en suite bedrooms, a spectacular reception lounge with minstrel gallery, exposed beams, soaring ceilings and two wood-burning stoves (one brand new), plus a superb 65m<sup>2</sup> country kitchen/dining room ideal for entertaining.

The estate also includes The Lodge, a separate two-bedroom en-suite guest house, a detached gallery/garage, and a third cottage within the grounds ready for restoration. The gallery/garage can accommodate up to four vehicles and benefits from brand-new insulation.

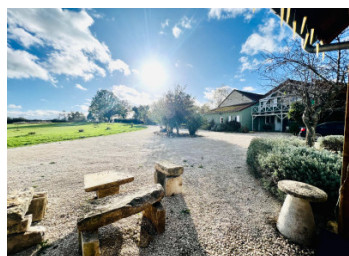
Fully enclosed with security fencing and electric gates, this is

## 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

Located in the heart of Burgundy, this remarkable private estate offers an exceptional opportunity to acquire a character property with significant lifestyle and hospitality potential. Set within 14,960m<sup>2</sup> of enclosed grounds, the estate combines charm, privacy and versatility in one of central France's most desirable rural locations.

The principal residence extends to approximately 300m<sup>2</sup> and has undergone an extensive refurbishment following Covid. Rich in authentic French character, the home features a stunning 65m<sup>2</sup> country-style kitchen and dining room designed for entertaining, alongside an impressive reception lounge with minstrel gallery, exposed beams, dramatic high ceilings and two wood-burning stoves (one brand new).

The main house offers four generous bedrooms, all with en-suite bathrooms, making it ideal for family living or premium guest accommodation. The principal suite also enjoys a private balcony overlooking the grounds.

A separate detached guest residence known as The Lodge provides further flexible accommodation and includes two bedrooms, both en-suite, ideal for guests, family, caretakers or rental use.

In addition, the estate includes a versatile detached studio/gallery/garage, recently upgraded with brand-new insulation, offering flexible use as a creative studio, wellness space, office, gym or leisure area, or could accommodate up to four vehicles—ideal for car collectors, enthusiasts or secure classic car storage.

A third cottage within the grounds provides exciting restoration potential for further accommodation or income generation.

The grounds are fully enclosed with security fencing and electric gates, ensuring privacy and peace of mind.

## LOCAL TAXES

Taxe habitation:

EUR

## NOTES