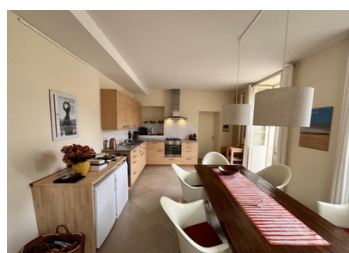
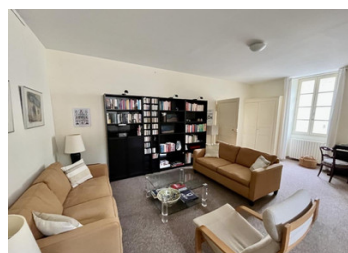
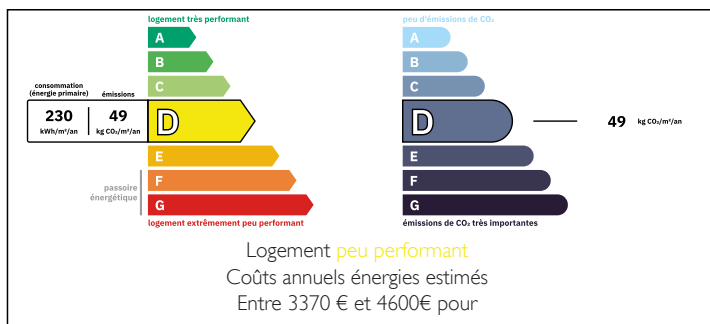


In the Heart of Historic Ancy-le-Franc, large house with garden



ENERGY - DPE



INFORMATION

Town:	Ancy-le-Franc
Department:	Yonne
Bed:	3
Bath:	2
Floor:	168 m2
Plot Size:	374 m2

IN BRIEF

Charming Maison de Maître in Ancy-le-Franc (Yonne)

This charming character home is in excellent condition and ideally located within walking distance of shops, restaurants, and the renowned Renaissance Château of Ancy-le-Franc. Bright and spacious throughout, it offers three bedrooms, two shower rooms, a welcoming living room with fireplace, and a large fully equipped kitchen with direct access to the garden.

Outside, the property features a private courtyard, a garage, and a south-facing walled garden with complete privacy and no overlooking neighbours, providing a peaceful setting.

Additional features include an attic with conversion potential, a vaulted cellar, and a garden shed. With a good energy rating (D) and being sold fully

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

Charming Maison de Maître in the Historic Heart of Ancy-le-Franc (Yonne)

This three-bedroom house is in excellent condition and is within walking distance of local shops, restaurants, and the famous Renaissance Château of Ancy-le-Franc. Set back from the main road leading into the village centre, it enjoys a peaceful and quiet setting.

The rooms are spacious, bright, and beautifully maintained. The south-facing garden is fully enclosed by stone walls, providing complete privacy. With a good energy rating (D), excellent overall condition, and all furniture included, the property is ready to be enjoyed immediately.

Located in the historic village of Ancy-le-Franc, renowned for its magnificent Renaissance château, this bright and spacious home enjoys a prime position close to the village centre while remaining sheltered from through traffic.

The surrounding area offers numerous walking and cycling routes, making it ideal for nature lovers. Shops and restaurants are just 150 metres away, making this property equally suitable as a permanent residence or a holiday home.

The house features a classic rectangular manor-style layout that maximises both space and natural light. It offers attractive reception rooms on the ground floor and three bedrooms with two shower rooms on the first floor, combining period charm with modern comfort.

Exterior and Garden

The property is accessed through a gate opening onto a private courtyard. There is also a garage suitable for a small car.

From the courtyard, you enter a lawned garden

NOTES