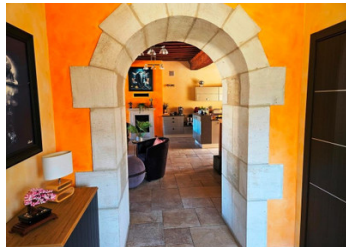


Charming Character House with Guest Houses and Lake



INFORMATION

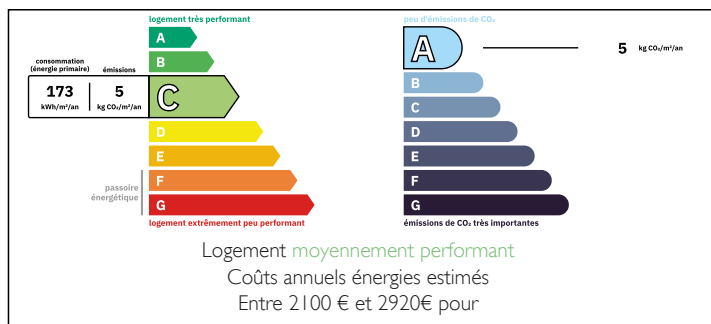
Town:	Aubigny-lès-Sombernon
Department:	Côte-d'Or
Bed:	6
Bath:	6
Floor:	378 m2
Plot Size:	2966 m2

IN BRIEF

A rare opportunity to acquire a beautifully renovated 18th-century estate in a peaceful village near Dijon and the Côte d'Or vineyards. The property comprises a luxury main house, two independent guest houses, a wellness centre with Jacuzzi, sauna and hammam, a swimming pool, and stunning landscaped gardens with a Japanese garden, fish pond and natural lake.

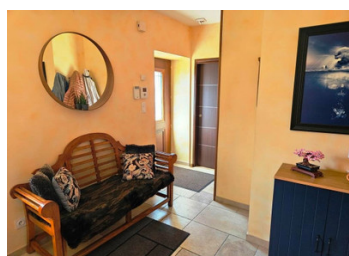
Combining historic charm with modern comfort, this exceptional property is ideal as a prestigious family home or a luxury hospitality business with excellent income potential.

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.



NOTES

DESCRIPTION

An extraordinary and rare opportunity to acquire a luxury main residence featuring two guest houses, beautifully landscaped gardens with a fish pond, a natural lake, a wellness centre, and the potential to operate a separate holiday rental business while enjoying your own private home.

Situated in a picturesque and peaceful village, the property offers easy access to Dijon, the prestigious Côte d'Or vineyards, and the region's many attractions.

Significant recent investment has been made in extensive renovations, with meticulous attention to upgrading every aspect of the property's materials, finishes, and services.

Dating back to the late 18th century, this estate was originally part of the Château and, thanks to its thoughtful modern renovation, retains its authenticity and historic charm.

The property is located at the edge of the village, enjoying magnificent views over the surrounding hills from the gardens, while the front overlooks the village, a small river, and natural landscaped surroundings.

Private entrance with parking for several vehicles.

Main House

Entrance hall leading to a bedroom or office with an en-suite shower room and WC. Storage cupboard. Spacious open-plan living area of approximately 50 m², filled with natural light and featuring a fireplace, a modern fitted kitchen, stone flooring, and exposed oak beams. Integrated Bluetooth sound system. The kitchen is fully equipped with appliances, a central island, and ample wall and base units.

An enclosed staircase with glass panels leads to the first floor.

First Floor

A stunning architectural feature is the 35 m² cathedral-style glass extension with a 4-metre ceiling height, creating a...