

Character village home with guest accommodation, private garden and income potential



INFORMATION

Town:	Dornecy
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	2312 m2



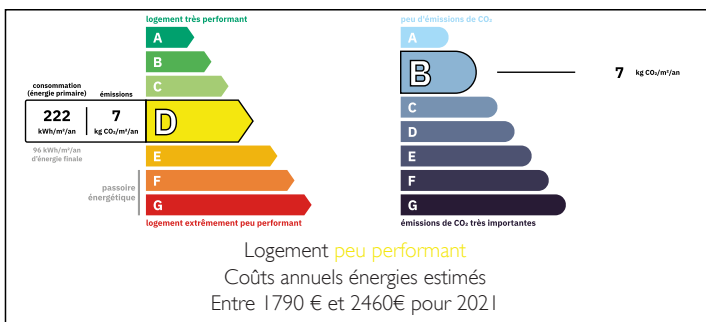
IN BRIEF

Characterful 4-bedroom house with independent accommodation, enclosed garden, garage and additional land, ideally situated between Clamecy and Vézelay.

Close to the Santiago de Compostela pilgrimage route (the Vézelay Way) and the Canal du Nivernais, the property is ideally placed for walking, cycling and enjoying the beautiful Burgundy countryside. Its independent accommodation also offers attractive potential for a gîte or holiday rental.

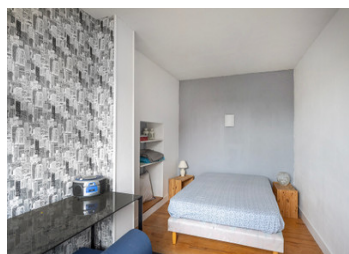
Just 12 minutes from Clamecy, with its shops, weekly market and railway station providing connections to Auxerre and Paris, the house combines period character with modern comfort, including a recently installed air-source heat pump. A wonderfully versatile property, equally suited to a permanent home, holiday retreat or tourism project.

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

Dating from before 1900, this charming and deceptively spacious village property offers generous living accommodation, plenty of character and exciting possibilities for family living or additional income.

Situated in the peaceful village of Dornecy, between the historic town of Clamecy and the UNESCO World Heritage site of Vézelay, the property enjoys a tranquil setting on the edge of the Morvan Natural Regional Park. The area is particularly appealing to walkers, cyclists and lovers of the outdoors, with the historic Santiago de Compostela pilgrimage route (the Vézelay Way) passing through the surrounding countryside on its journey from Vézelay towards Clamecy. The beautiful Canal du Nivernais is also close by, offering miles of waterside walking and cycling routes through the Burgundy countryside. Clamecy, with its supermarkets, restaurants, weekly market and railway station offering services to Auxerre and Paris, is just a 12-minute drive away.

Behind its attractive façade lies a surprisingly spacious interior filled with natural light. Original stone walls, high ceilings, traditional wooden flooring and an elegant stone staircase with wrought-iron balustrades all contribute to the home's authentic character. Modern comforts have not been forgotten, with a recently installed air-source heat pump providing efficient heating and contributing to the property's respectable DPE rating of D.

The spacious family kitchen forms the heart of the home, offering ample space for cooking, dining and entertaining. Practical and welcoming, it is perfectly suited to family life. The adjoining sitting room enjoys pleasant views over the private garden, creating a peaceful and...

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