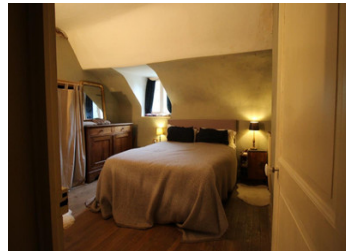


Elegant countryside estate with character, outbuildings and exceptional potential



INFORMATION

Town:	Menestreau
Department:	Nièvre
Bed:	5
Bath:	3
Floor:	340 m2
Plot Size:	6519 m2



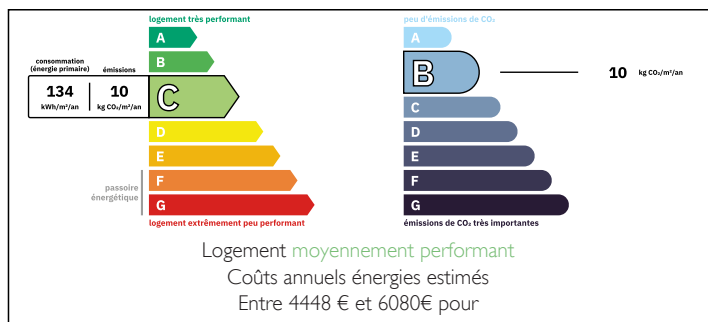
IN BRIEF

A spacious countryside estate just 1.5 hours from Paris, offering strong potential as a family home or hospitality project. The property is turnkey and full of character, combining original features with modern comfort.

The main house includes multiple reception rooms on the ground floor, five bedrooms on the first floor, and an attic with additional flexible space, plus two vaulted cellars.

It also features extensive outbuildings (barn, workshop, stable, summer kitchen, garage), and sits on enclosed grounds with garden, orchard, well, and an additional plot with a stream and outbuilding. Comforts include double glazing, gas central heating, and wood-burning stoves.

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

This unique estate offers exceptional potential, whether as a large family home, a hospitality project such as a guesthouse, or a versatile countryside retreat. Tastefully decorated, this charming turnkey property is ready to move into immediately—just unpack and start enjoying it.

Set within fully enclosed grounds, and located just 1.5 hours from Paris with easy access to local amenities, the property combines space, character, and versatility.

The main residence retains many original features and includes, on the ground floor, an entrance hall, office, hallway, elegant living room, dining room, fitted kitchen, bright garden/sun room with windows on all sides, bathroom, and separate WC.

The first floor offers five spacious bedrooms, a shower room with WC, a bathroom, and a laundry room. The second floor provides additional attic space and an extra room, ideal for a studio or creative workspace. Two vaulted cellars complete the main house.

The property also benefits from extensive outbuildings, including a barn, workshop, stable, summer kitchen, and a garage with attic storage.

It features two separate entrances and private land belonging to the property. Outdoor areas include a garden, orchard, adjoining land, and a well. An additional separate plot across the road, partly enclosed by walls and hedges and crossed by a stream, includes a wooden building with a tiled roof, adding further charm and potential.

Comfort features include double glazing, gas central heating, and wood-burning stoves.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES