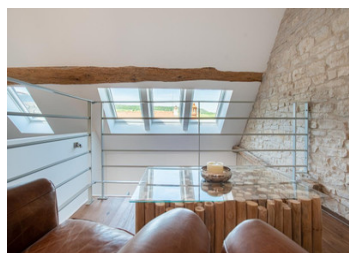
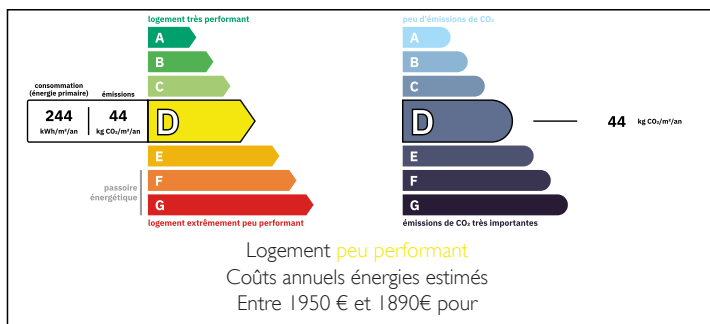


Center of Meursault, house with grand cellar and guesthouse



ENERGY - DPE



INFORMATION

Town:	Meursault
Department:	Côte-d'Or
Bed:	4
Bath:	4
Floor:	188 m2
Plot Size:	224 m2

IN BRIEF

Located in the heart of Meursault, this beautifully renovated and fully furnished property combines authentic Burgundy charm with modern comforts, including air conditioning and underfloor heating. Arranged around a private stone courtyard, it comprises a main house and a separate guest house.

The main house features an open-plan living area with a modern kitchen, a mezzanine-style master suite, a cozy elevated lounge with vineyard views, and a vaulted cellar.

The guest house offers a living room with kitchen, two en suite bedrooms, a third flexible bedroom/lounge with independent access, as well as laundry facilities.

An ideal turnkey property for use as a holiday home, family retreat, or rental investment.

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

Nestled in the center of Meursault, this beautifully refurbished house equipped with air conditioning and underfloor heating provides the comfort of contemporary living alongside the wonders of true Burgundy character. The property is now a holiday home with a guest house for friends and family. The property is being sold complete with furnishings.

You can access the property from the street directly to the guest house through two different entrances and to the main house via the central private courtyard. Upon entering the courtyard, concealed behind blue gates, you immediately sense the serenity and calmness of this peaceful outdoor area while appreciating the stunning stone walls.

To your left, the main house features an old barn door transformed into a bay window that opens into the main living space with a modern open-plan kitchen. The heated flooring is adorned with stone tiles, complemented by stone walls and oak beams that create a cozy Burgundy ambiance, contrasting beautifully with the sleek grey finishes of the contemporary kitchen.

There is a door leading to a toilet with a wash basin, from which you can access the space for a washer/dryer and boiler system.

The stairs take you up to a mezzanine-style master bedroom with a large en suite bathroom.

You will admire the antique oak beams and lofty ceiling. The highlight of the space is an elevated sitting area, a cozy private salon, perfect for enjoying a glass of wine while gazing at the renowned vineyards in the distance. Below this...