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## Two character houses south of Vézelay

Vezelay , Yonne , Bourgogne-Franche-Comté



# €349,500

inc. of agency fees

8 Beds   5 Baths   227 sqm   0.07 ha

Two character houses south of  
Vézelay

### At a Glance

<b>Reference</b>	MFH-BUR-BH5513H	<b>Near to</b>	Vezelay	<b>Price</b>	€349,500
<b>Bed</b>	8	<b>Bath</b>	5	<b>Hab.Space</b>	227 sqm
<b>Land</b>	0.07 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Property dating from 1740, with a lot of charm in a quiet hamlet south of Vezelay and north of the Morvan regional park. 4 bedrooms in the main house, 4 bedrooms in the annex and several outbuildings. Enclosed garden. All ready to live in and use.

Two 18th century stone houses on a 717 m2 plot in the centre of this hamlet. The dovecote dates from 1740 - date engraved in the stone on the window

The main house comprises: on the ground floor, an entrance hall, a reception room, two lounges, a dining room, kitchen and WC.

In the reception room the facade of a magnificent old original professional bread oven remains as decoration.

On the first floor 2 bedrooms - a large suite with dressing room and bathroom - then a study room. WC.

On the second floor: two bedrooms with toilet (shower sink).

Original materials - no plastic windows, they are all wood with double glazing; original custom made doors also wood; very tastefully decorated.

The second house (annex) has an entrance hall, living room, kitchenette and four bedrooms, three with their own bathroom or shower room and WC - and one small one with WC and washbasin.

In this annex building there is also a barn of 45m<sup>2</sup>. A stable with boiler room and laundry/storage room. Garage of 35m<sup>2</sup>.

The grounds are very well laid out - a large courtyard with lots of flowers and fruit trees and to the rear a garden full of flowers, trees and shrubs, very neat.

## Summary

Property type:	Apartment
Bedrooms:	8
Bathrooms	5
Price	€349,500

## Key Information

Internal Area:	227 sqm
Land Area:	0.07 ha
Property Features:	
• Energy Consumption:	395

## Location: Bourgogne-Franche-Comté



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