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Stone residence with barn and mini campsite in a beautiful Morvan valley

Cussy En Morvan , Saône-et-Loire , Bourgogne-Franche-Comté



€249,000

inc. of agency fees

3 Beds 2 Baths 110 sqm 0.24 ha

A great opportunity! Stone main house with an accompanying mini campsite and 3 guest rooms. The chance to make your dream come true, living in the midst...

At a Glance

Reference	MFH-BUR-CVH5580L	Near to	Cussy En Morvan	Price	€249,000
Bed	3	Bath	2	Hab.Space	110 sqm
Land	0.24 ha	Pool	No	Land Tax	N/A

Property Description

A great opportunity! Stone main house with an accompanying mini campsite and 3 guest rooms. The chance to make your dream come true, living in the midst of nature, peace, and quiet, along with a well-running business that still has many possibilities. An object like this doesn't come along often within the borders of the nature park, so don't hesitate to make an appointment for a viewing if this is your dream!

The entire property is located on the edge of a small hamlet in the middle of a beautiful valley with plenty of forests and endless hiking trails through nature. Through the entrance on a winding little road, one arrives at the site; the house is well-situated in the sun with a lovely view. You enter the open kitchen with living area and dining area; in the living area, there is a beautiful old fireplace with a Godin wood stove. A passageway leads us to the bathroom with a laundry area and a spacious room. Via the stairs in the living area, one reaches the upper floor, which has 2 bedrooms and 1 bathroom. Under a part of the house is a dry cellar. At the front of the house is a porch. In the large barn, there is a toilet and sanitary group for the mini-campsite; this is recent and looks neat. Further into the large barn is a café/reception area with many possibilities for activities with customers. Above on the upper floor of the barn is a room with a wooden cabane that is rented out as a chambre d'hote room. Also, on the upper floor, there is a workshop/craft space. Further on the property are 2 wooden cabanes that are rented out as chambre d'hote rooms in the season, as well as a cabane for storing garden tools and a lawnmower. The whole property, but certainly also the garden/campsite, is well-maintained. All necessary permits to operate the mini-campsite and chambre d'hotes are present.

Summary

Property type:	House
Bedrooms:	3
Bathrooms	2
Price	€249,000

Key Information

Internal Area:	110 sqm
Land Area:	0.24 ha
Property Features:	
•	Garden

Location: Bourgogne-Franche-Comté



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