

[Click to view MFH-BUR-BH5581H](#)

Large mansion within enclosed park, multiple development possibilities in the heart...

Luzy , Nièvre , Bourgogne-Franche-Comté



€349,000

inc. of agency fees

8 Beds 4 Baths 486 sqm 0.73 ha

Just steps away from the shops in Luzy, this beautiful bourgeois house of over 480 m² of living space offers remarkable potential. Currently divided...

At a Glance

Reference MFH-BUR-BH5581H
Bed 8
Land 0.73 ha

Near to Luzy
Bath 4
Pool No

Price €349,000
Hab.Space 486 sqm
Land Tax N/A

Property Description

Just steps away from the shops in Luzy, this beautiful bourgeois house of over 480 m² of living space offers remarkable potential. Currently divided into a main house and two apartments (free of tenants from

December 2025), it can accommodate a large family, a rental project, or tourism project. Enclosed garden, beautiful outbuildings, original features preserved: a rare opportunity in this charming Burgundian commune. Plot is 7324m²

A character building: This bourgeois-style property immediately captivates with its volumes and historical features: high ceilings, solid wood floors, French ceilings, period fireplaces, and large windows allowing plenty of natural light in. **Current configuration:** The house is currently arranged as a main residence over two floors plus two independent apartments. The apartments will be available starting December 2025, thus offering complete freedom of layout. **Ground floor – main house side:** • Entrance hall with antique tiles • Bright living room • Dining room • Fitted kitchen with pantry • Small living room • Bedroom • Shower room • Laundry room with WC **Ground floor – former apartment 1:** • Kitchen and dining room • Living room • Shower room with WC • One bedroom • Pantry **Upstairs – main house side:** • Spacious bedroom • Shower room with WC • Small living room • Kitchen with pantry • 2 additional bedrooms **Upstairs – former apartment 2:** • Living room • Kitchen • Shower room / laundry room • Three bedrooms **Basement and attic:** • Three cellars: boiler room, storage, wine cellar with earth-floor and 2 independent entrances • Attic convertible over the entire surface, accessible by stairs from the private part, with terracotta floor and windows. **Garden and exteriors:** The enclosed, tree-filled land features a vegetable garden, a greenhouse, an old pond, and a aviary. Two wrought iron gates provide access. **Outbuildings:** • Large garage of approximately 100 m² on the ground, with an upper floor – potential for guest house or gîte • Old coal store of about 150 m², with independent access from Rue Lafond **Location:** In the heart of Luzy, in immediate proximity to shops, restaurants, weekly market, college, health center, and SNCF train station (Dijon - Nevers line). The TGV station in Le Creusot is only 53 km away. Autun is 30 minutes away, and you are at the gates of the Morvan regional natural park.

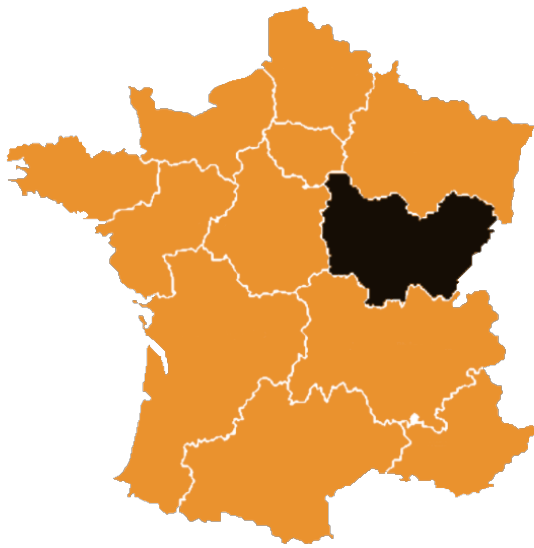
Summary

| | |
|----------------|----------|
| Property type: | House |
| Bedrooms: | 8 |
| Bathrooms | 4 |
| Price | €349,000 |

Key Information

| | |
|-----------------------|---------|
| Internal Area: | 486 sqm |
| Land Area: | 0.73 ha |
| Property Features: | |
| • Energy Consumption: | 275 |

Location: Bourgogne-Franche-Comté



Gallery





As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

Every property featured on our website is listed for sale at exactly the same price as it is in France, there's no premium for the superior service we offer.

We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

Contact us on:

0845 123 5885 (UK only local rate) / **+44 (0) 113 216 4066**,
or email us at **bonjour@my-french-house.com**.

To see more great properties like this one, visit our daily updated website at **www.my-french-house.com**.

Buying French Property Just Got Easier...

The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

Testimonials

my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

C. BAUER – Sunday Times

Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

S. and L. BROWN

great service
fast transfers

send money abroad 24/7

excellent rates

Disclaimer: All properties and services on our website are based on information supplied by our agents, private individuals and other third parties. They are believed to be correct when entered into our systems and at the date this page is printed. Copyright ©2004-2025 my-french-house.com All Rights Reserved