



## Excellent 3 Bed Town House For Sale In Volgre Montholon Burgundy



### Emlakçı Bilgisi

|                   |   |
|-------------------|---|
| İsim:             | Niall Madden  |
| Şirket Adı:       | Esales Property Limited   |
| Ülke:             | United Kingdom  |
| Experience since: | 2002  |
| Hizmet tipi:      | Selling a Property  |
| Specialties:      |   |
| Property Type:    | Apartments  |
| Telefon:          |   |
| Languages:        | English   |
| Web sitesi:       | <a href="https://esalesinternational.com">https://esalesinternational.com</a> |

### İlan Detayları

|            |             |
|------------|-------------|
| İçin mülk: | Satılık     |
| Fiyat:     | EUR 175,000 |

### Konum

|             |                   |
|-------------|-------------------|
| Ülke:       | France            |
| Adres:      | Rue de la Gueulee |
| Posta kodu: | 89710             |
| Yayınlandı: | 12.02.2025        |

### Açıklama:

Excellent 3 Bed Town House For Sale In Volgre Montholon Burgundy France

Esales Property ID: es5554479

### Property Location

12 Rue de la Gueulee  
Volgre Montholon  
Yonne  
89710  
France

### Property Details

An Exquisite Bourgeoise Townhouse: Your Dream Home in the Heart of Burgundy

Imagine owning a piece of French history, a charming townhouse nestled in the picturesque village of Volgré, in the heart of Burgundy. This excellent 3-bedroom property, built circa 1900 and thoughtfully



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modified between 2010 and 2020, seamlessly blends classic Bourgeoise style with modern comforts. It offers a unique opportunity to experience the tranquility of rural France while remaining conveniently connected to major cities and attractions.

## A Prime Location: Rural Charm Meets Urban Convenience

Located in the pretty village of Volgré, this townhouse offers the best of both worlds. Volgré itself exudes a quintessential French charm, with its traditional architecture and peaceful atmosphere. Imagine strolling through its quiet streets, surrounded by the gentle sounds of rural life. Yet, despite its tranquil setting, Volgré benefits from its proximity to Paris. Just a 90-minute train journey from nearby Joigny, the vibrant capital city is easily accessible for business or leisure.

The strategic location of Volgré also places it within a rural landscape characterized by arable farming and vineyards. Imagine waking up to the sight of rolling hills covered in vines, breathing in the fresh country air, and experiencing the authentic rhythm of rural life. This idyllic setting offers a welcome escape from the hustle and bustle of city living.

Furthermore, Volgré is exceptionally well-connected. Just a 10-minute drive on the D943 takes you to Junction 18 on the A6, providing easy access to the national road network. Paris is reachable within an hour by car, while the port of Calais, offering connections to the UK, is just a four and a half hour drive away. This makes the property ideal for those who value both tranquility and connectivity.

## A Home of Character and Comfort:

This Bourgeoise style townhouse, with its rich history and recent renovations, offers a unique blend of character and modern convenience. The property boasts gas central heating and two wood burning stoves, ensuring warmth and comfort throughout the year. Imagine cozy evenings spent by the fire, enjoying the ambiance and the crackling flames. Double glazing in the kitchen and en-suite guest bedroom further enhances energy efficiency and sound insulation.

For those who work from home, excellent connectivity is essential. This property offers full fibre Wi-Fi, ensuring a reliable and high-speed internet connection. Whether you're working remotely, streaming movies, or staying connected with family and friends, you can rely on a seamless online experience.

## A Village with Charm, a Town with Amenities:

Volgré itself is a small village, offering a peaceful and close-knit community. However, the medieval town of Joigny, located on the River Yonne, is just 8km away, providing access to a wider range of amenities. This pretty town boasts a twice-weekly market, where you can find fresh local produce and artisanal goods. Joigny also offers a selection of major shops and supermarkets, ensuring that all your daily needs are met.

## A Wine Lover's Paradise:

Burgundy is world-renowned for its exceptional wines, and Volgré is perfectly situated for wine



enthusiasts. The village itself has three local wine producers, offering opportunities for wine tasting and vineyard tours. Furthermore, prestigious wine regions like Chablis, Auxerre, Irancy, Escolives, and Chitry are all within a half-hour drive. Imagine exploring these renowned vineyards, sampling their exquisite wines, and learning about the winemaking traditions of Burgundy.

Explore the Wonders of Burgundy:

Burgundy offers a wealth of attractions, catering to a variety of interests. From historic towns and charming villages to stunning landscapes and cultural experiences, there's something for everyone to enjoy. For more information on the region's attractions, be sure to visit the Burgundy tourism website: <http://www.Burgundy-tourism.com>. The website offers insights into 'a day in Joigny,' 'a summer weekend in Auxerre,' and 'Guedelon, a medieval castle,' providing inspiration for exploring the region's rich heritage and beauty.

A Unique Opportunity Awaits:

This excellent 3-bed townhouse in Volgré presents a rare opportunity to own a piece of French history in a truly exceptional location. Its combination of rural tranquility, convenient access to Paris and the national road network, and proximity to world-class vineyards makes it an ideal property for those seeking a unique and fulfilling lifestyle. Whether you're looking for a permanent residence, a vacation home, or an investment property, this charming townhouse offers the perfect blend of character, comfort, and convenience.

## ABOUT THE AREA

Volgré is a charming village nestled in the heart of Burgundy, France. It's part of the commune of Montholon, located in the Yonne department within the Bourgogne-Franche-Comté region. This picturesque village offers a tranquil escape into the French countryside, where rolling hills, vineyards, and historic architecture create a scene of timeless beauty. Volgré is a place where you can truly experience the authentic French way of life, surrounded by nature and steeped in history.

The village itself is small and welcoming, with traditional stone houses, a historic church, and a friendly local community. Life in Volgré revolves around the rhythms of nature, with agriculture and viticulture playing a significant role. The surrounding vineyards produce some of Burgundy's renowned wines, offering visitors the opportunity to indulge in wine tasting and learn about the winemaking process. The village also boasts a rich history, with its origins dating back centuries. The Saint-Claude-Sainte-Barbe church, with its 16th-century architecture, is a testament to Volgré's historical significance.

Beyond its charming streets, Volgré is surrounded by the natural beauty of the Burgundy countryside. Rolling hills covered in vineyards stretch as far as the eye can see, creating a stunning landscape that changes with the seasons. The area is perfect for outdoor activities, with numerous hiking trails that wind through the vineyards and forests. These trails offer breathtaking views of the surrounding countryside and provide an opportunity to explore the region's diverse flora and fauna. The tranquil atmosphere of



Volgré makes it an ideal destination for those seeking a peaceful retreat, a place where you can slow down, breathe in the fresh air, and reconnect with nature.

For those planning a trip to Volgré, the nearest airports are:

- \* Auxerre-Branches Aerodrome (AUX): This is the closest airport, offering domestic flights within France. It's a smaller airport, so flight options may be limited.
- \* Paris-Orly Airport (ORY): This is one of the major airports serving Paris, offering a wider range of international and domestic flights. From Paris, you can reach Volgré by train or car.
- \* Paris-Charles de Gaulle Airport (CDG): Another major airport serving Paris, offering a vast network of international connections. Similar to Orly, you can travel to Volgré from Charles de Gaulle by train or car.

While Auxerre-Branches is the closest, the Paris airports offer greater accessibility for international travelers. From either of the Paris airports, you can take a train to a nearby town like Auxerre or Joigny, and then travel to Volgré by local transport or taxi.

## MAiN FEATURES:

- \* 136m<sup>2</sup> of living space
- \* 4368m<sup>2</sup> plot
- \* 3 Bedrooms
- \* 2 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Close to essential amenities such as supermarkets and pharmacies
- \* Close to many excellent bars and restaurants
- \* Great base from which to discover other fantastic areas of France
- \* Many excellent sports facilities, walking and cycling areas nearby
- \* Rental Potential through Airbnb and Booking.com

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### Genel Bilgiler

|                   |                    |
|-------------------|--------------------|
| Yatak odası:      | 3                  |
| Banyo:            | 2                  |
| Bitmiş metrekare: | 136 m <sup>2</sup> |

### Utility details

|          |      |
|----------|------|
| Heating: | Evet |
|----------|------|

### Lease terms

Date Available:

### Ek Bilgiler



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<https://www.imlix.com/tr/>

Virtual tour URL:

<https://www.youtube.com/embed/KOk4-u3V7xc>

### Contact information

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IX6.654.268

