



# A RARE AND EXCLUSIVE RETREAT IN THE MORVAN

Renovated, fully furnished, traditional stone house in the  
French countryside of Burgundy

## Exterior highlights:

- 🌿 6400 m2 lush land
- 🌿 100 m2 open terrace
- 🌿 3 separate entrances
- 🌿 Unique, mature flora
- 🌿 Vegetable garden



- 🌿 Panoramic views
- 🌿 Outdoor dining/cooking
- 🌿 Stone-paved walkways
- 🌿 5-6 cars driveway
- 🌿 Proximity to lakes



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Experience warmth and charm with thoughtfully arranged interiors

### Interior features:

- 🌿 11 rooms
- 🌿 2+1 kitchens
- 🌿 3 separate entrances
- 🌿 2 baths /4 toilettes
- 🌿 1 storage room



- 🌿 Well insulated
- 🌿 Triple-pane windows/doors
- 🌿 Stylish furniture
- 🌿 Firewood heating
- 🌿 Traditional comfort



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## **ROSEHILL LE PARC – A Unique Country Retreat in the Heart of the Morvan**

Nestled within the stunning landscape of the Morvan Regional Natural Park, Rosehill offers a perfect blend of history, charm, and modern comfort. Located just 15 minutes from Lac des Settons and 30 minutes from the A6 motorway (Avallon exit), this fully renovated 220 m<sup>2</sup> stone house sits on a beautifully landscaped 6,400 m<sup>2</sup> property, providing tranquility, privacy, and breathtaking natural surroundings.

### **A Thoughtfully Designed Interior**

The home's spacious and versatile layout offers multiple living areas, making it ideal for group activities, such as motorcycle tours or meditation and yoga programs or even just a relaxing weekend stop.

- *Main Floor:* A bright 32 m<sup>2</sup> living room with exposed beams and a wood-burning fireplace, opening onto a 100 m<sup>2</sup> terrace with panoramic views of the surrounding garden. A fully equipped kitchen, bathroom, and six rooms provide flexibility, including two interconnected by a large sliding door for an open-concept feel. The other four adjoining rooms have a separate second entrance, while a third entrance leads to the fully separable stairway/guest entrance area..
- *Second Floor:* The stairs lead to the upper foyer of three additional bedrooms, a bathroom, and a spacious 56 m<sup>2</sup> loft, ideal as the host's residence or family room. An additional 17 m<sup>2</sup> attic "cold room" offers further storage or conversion possibilities.

The house has been fully renovated with high-quality materials, including new triple-pane windows and doors, upgraded plumbing and electrical systems, and added insulation for increased energy efficiency.

### **Versatile Heating & Energy Efficiency**

Rosehill is equipped with a hybrid heating system that ensures both flexibility and cost efficiency. The system includes a 65 kW wood-burning furnace, a 9 kW heat pump, a 20 kW fireplace, a 9 kW pellet stove, a 16 kW wood stove, and an original mid-sized fireplace. A 1,000-liter buffer tank and 24 radiators provide consistent and comfortable heating throughout the house.

### **Expansive Outdoor Spaces**

The private and beautifully maintained garden features mature trees, including a 40-year-old Sequoia, meandering pathways, and ten thoughtfully placed seating areas, each offering a unique perspective of the property.

- 80 m<sup>2</sup> dedicated vegetable garden with an integrated greenhouse
- 100 m<sup>2</sup> terrace with an outdoor dining area, gazebo, BBQ, and fire pit
- Secluded natural setting with scenic views, fresh air, and peaceful surroundings

### **Extensive Outbuildings & Storage**

The property includes several well-equipped auxiliary spaces:

- Two-car garage (currently used for motorized gardening equipment)
- Large heated wooden storage shed, used for tools and mechanical equipment
  - Firewood storage areas
  - Wine cellar
- Fully equipped laundry room with a secondary kitchen and double sink

### **A Lifestyle Property in an Exceptional Setting**

With full privacy and direct access to lakes, hiking trails, and outdoor activities, Rosehill is a rare retreat for those seeking peace without sacrificing comfort.

Whether you're a motorcycle rider, a yoga or meditation practitioner, a writer, or a musician, this timeless corner of Burgundy offers a unique lifestyle opportunity in one of France's most preserved natural areas.

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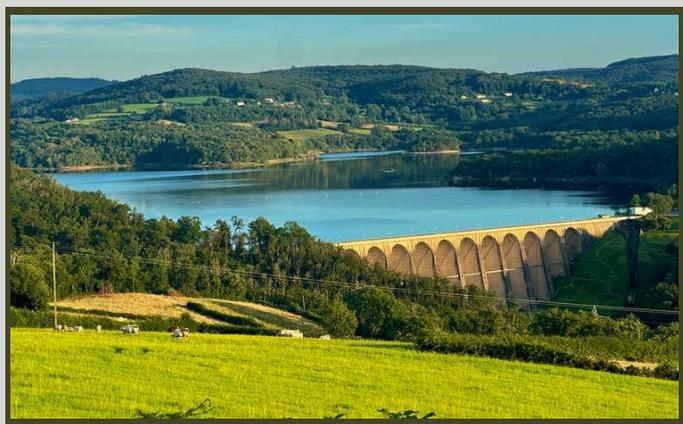




LE PARC NATUREL RÉGIONAL DU MORVAN -  
Bourgogne-Franche-Comté, France

**NESTLED IN NATURE, CONNECTED TO CULTURE**

Set in the heart of the Morvan, in the small village of Le Parc - a commune of Dun-Les-Places, the place offers a rare combination of abundant natural beauty, historical richness, and a welcoming community. Easy access to pristine landscapes, lakes, cultural landmarks, vibrant local traditions and of course the famous wine country. Whether seeking tranquility or adventure, the surrounding area promises a lifestyle that balances peaceful seclusion with modern convenience.



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