



## Luxury 6 Bed Stone House For Sale In Cuiseaux



### Информация об агенте

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Property Type:	Apartments
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### Детали объявления

Недвижимость:	На продажу
Цена:	USD 1,076,263.43

### Местоположение

Страна:	Франция
Адрес:	Rue des Nobles
Почтовый индекс:	71480
Добавлено:	29.04.2025
Описание:	Luxury 6 Bed Stone House For Sale In Cuiseaux France

Esales Property ID: es5554580

### Property Location

12 RUE DES NOBLES  
CUISEAUX  
Saone Loire  
71480  
France

### Property Details

For Sale: Exquisite 6-Bedroom Stone House with Medieval Ramparts and Courtyard in the Historic Village of Cuiseaux, Jura Region, Eastern France (Maison des Remparts)



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## A Unique Opportunity to Own a Piece of French History with Modern Comforts and Exceptional Potential in an Artistic Village

Nestled within the charming and historically rich artistic village of Cuiseaux, in the picturesque Jura region of eastern France, lies the magnificent 'Maison des Remparts,' a truly exceptional 6-bedroom stone house offering a unique opportunity to own a piece of French history infused with modern comforts. Situated a convenient one hour and eighteen minutes from the vibrant city of Lyon and just two hours from the international hub of Geneva, this remarkable property enjoys a prime location that seamlessly blends the tranquility of village life with easy access to major urban centers and transportation links. While residing within the heart of the welcoming village, just a short stroll from essential amenities such as bakers, a pharmacy, and the post office, and a leisurely ten-minute walk to a supermarket, the house enjoys a remarkable sense of privacy and separation, being almost entirely enclosed by its ancient stone walls, creating a secluded haven within the community.

The main residence, a substantial stone structure steeped in history, was ingeniously converted around 1950 from a very large medieval stable that was once connected to the now-vanished castle of Cuiseaux. This impeccable transformation was undertaken by the then Mayor of Cuiseaux, a celebrated figure of the French Resistance during World War II, who endured imprisonment in the infamous Neuengamme concentration camp. The restoration was executed to the highest standards, incorporating numerous special features that pay homage to the property's rich past, including exposed stonework that whispers tales of centuries gone by, heavy Spanish doors adding a touch of Iberian grandeur, and distinctive Saracen chimneys that punctuate the skyline with their unique architectural flair. Further sympathetic renovations were carried out by members of his family in the 1990s, ensuring that the house remains in immaculate condition, ready to embrace its next chapter.

What truly sets this property apart is its unusual configuration, centered around a captivating courtyard that encompasses a collection of eight usable spaces, a significant portion of which forms part of the village's 12th-century medieval ramparts. The most prominent of these historical structures is the Tour de Balerne, an integral part of the property and the only one of the original thirty-six towers that once fortified the village to remain entirely intact. This medieval stonework exudes a mellow and timeless beauty, and the main tower itself boasts three impressive floors enclosed within walls a staggering 1.5 meters thick. The ground floor room, originally utilized as a guardroom, still features the authentic arrow slits and trace of historic fireplace. The second floor has been thoughtfully repurposed as a games room, offering a unique and atmospheric space for recreation. Below ground lies a spacious wine cellar, naturally ventilated and consistently cool, providing the perfect environment for storing and aging fine wines. Along the street side of the courtyard stretches a large greenhouse, complete with water supply and growing benches, strategically positioned to capture sunlight throughout the majority of the day – a versatile space that also serves as an excellent and sheltered area for drying clothes.

Extending along one side of the expansive courtyard is a substantial barn/garage, measuring an impressive 20 meters by 6 meters – an ideal space for a collector of cars, boats, or motorbikes, or for someone requiring a very large workshop for creative endeavors or professional pursuits. A second garage, featuring a spacious office situated above, offers additional parking or storage and can also be easily adapted to serve as a comfortable guest bedroom, providing flexible accommodation options. The property also boasts beautifully landscaped gardens on two sides, laid out in a formal parterre style,



featuring four large rose beds meticulously surrounded by clipped box hedges, complemented by further borders adorned with a variety of shrubs and colorful flowers, creating a visually stunning and fragrant outdoor oasis. A delightful swimming pool, complete with its own water reservoir and a surrounding sun terrace, provides a refreshing escape during the warmer months. For added convenience and safety, the pool is equipped with an electrically operated pool cover that sits discreetly at water level when closed. The entire garden is thoughtfully illuminated with floodlights, allowing for extended enjoyment of its beauty and tranquility well into the evening.

The interior of the main house exudes a sense of timeless elegance and comfortable living. The ground floor features cool and sophisticated marble flooring, while the first floor offers the warmth and comfort of fitted carpets throughout the landing and bedrooms. The house boasts two distinct salons, each with its own unique character. The first is a cozy and inviting library, lined with substantial bookshelves and featuring an efficient insert fire that quickly warms the space, creating a perfect ambiance for reading and relaxation. The second salon, accessed via a short flight of steps, is a truly grand space, spanning an impressive 80 square meters and featuring a striking chequered marble floor, a very large and imposing stone fireplace, and a raised upper level that is elegantly separated from the main area by a 16th-century wrought iron church banister. This magnificent space is perfectly suited for hosting large parties, significant family occasions, serving elaborate dinner parties on multiple smaller tables, or even hosting intimate musical soirees, utilizing the raised area as a natural stage. French doors seamlessly connect this grand salon to the enchanting gardens.

The large and well-appointed kitchen/diner has been recently relocated to what was previously the billiard room, while the original kitchen still remains intact, featuring bespoke Italian ceramic tiling specially commissioned by the previous owners. This provides exceptional flexibility, offering extra catering facilities and a convenient back door cloakroom area. The main kitchen boasts beautiful and easy-to-maintain granite worktops and a spacious rectangular sink. It is equipped with ample under-counter storage units featuring soft-sliding drawers beneath all work areas, as well as a built-in induction hob and a Dietrich oven seamlessly integrated into the workspace. Additionally, the smaller second kitchen features a Neff gas-operated cooker. One half of the main kitchen/diner is thoughtfully laid out for entertaining, featuring a formal dining table, while a second, more informal eating area surrounds a small circular table, perfect for casual breakfasts and lunches. A particularly unique feature of this room is an integrated 1930s drinks cabinet, acquired by the former mayor, entirely covered in dappled mirrors that cleverly enhance the natural light. This kitchen also benefits from recently installed double-glazed French doors that lead down to a charming terrace, ideal for al fresco dining. A beautiful low arched window graces the street side of the room, and the ceiling is adorned with elegant cornices and mouldings. A ceiling fan ensures comfortable air movement, and two doors provide convenient access to the hallway and the library. A spacious utility room, located off the hallway, accommodates a washing machine and dryer and offers extensive floor-to-ceiling storage for food or household items. A discreet trap door with a pull-down ladder provides access to a vast, floored attic area that is currently unused but could be easily accessed from one of the bedrooms, offering significant potential for further expansion or storage. Also located on the ground floor is an exquisitely decorated study, featuring elegant eggshell patina woodwork and beautiful glass cabinets. This peaceful and well-lit room also benefits from a direct door leading to the garden. Completing the ground floor amenities are a large toilet with a handbasin and two convenient cupboards located off a small hallway.



Ascending the carpeted main staircase to the first floor, one finds five well-proportioned and peaceful bedrooms leading off the spacious landing. Four of the five bedrooms offer delightful views over either the beautifully landscaped gardens or the rolling hills of the picturesque Jura Revermont. The fifth bedroom overlooks the charming mini courtyard filled with plants. The first floor also features two large bathrooms, each boasting a luxurious 1900s hotel-style bathtub, toilets, and ample storage space. A third bathroom, featuring a shower and toilet, is conveniently located halfway down the landing. In addition to these sleeping and bathing spaces, the first floor also includes a long and practical clothes storage space/dressing room and a wide linen store, providing excellent organizational options. The property is equipped with a brand-new gas boiler for efficient central heating, supplemented by electric radiators and two cozy wood-burning stoves. Hot water is provided by a heat exchange boiler located in the loft.

This exceptional property would make a perfect main residence or a truly special second home for a discerning buyer who appreciates the beauty of the French countryside, enjoys outdoor activities such as walking, cycling, golf, and fishing (with a neighbor frequently visiting nearby Lake Vouglans during the season), sailing, admiring the numerous local waterfalls, or indulging in fine wines (the famous Roman wine town of Arbois is just a 45-minute drive away). Access to excellent ski slopes is also within an 80-minute drive. The beautiful medieval town of Louhans, renowned for its huge market held every Monday, is a mere 20 minutes away, while Lons-le-Saunier offers a vibrant cultural scene, and St-Amour, a pleasant small town, is just 15 minutes from the house. Convenient train connections to Paris are easily accessed at St-Amour, and quick motorway access leads to both Lyon–Saint Exupéry Airport and Geneva International Airport, offering frequent and well-linked international flights.

The village of Cuiseaux itself is known for its welcoming and friendly community and hosts a significant arts event every summer, with the courtyard of this very house having been utilized as a sculpture and art exhibition area for visiting artists when needed, further highlighting the artistic spirit of the village. For those considering purchasing the property as a second home, there is a trusted and excellent local couple within the village who are available to provide comprehensive care for the garden, swimming pool, and the house itself, ensuring peace of mind and effortless maintenance in your absence. This remarkable property offers not just a home, but a lifestyle steeped in history, art, and the beauty of the French countryside, with all the modern comforts and conveniences one could desire.

## ABOUT THE AREA

Cuiseaux, a charming French commune nestled in the department of Saône-et-Loire within the Bourgogne-Franche-Comté region, offers a tranquil glimpse into rural French life. Situated near the foothills of the Jura mountains and bordering the Bresse Louhannaise area, Cuiseaux boasts a diverse landscape characterized by rolling hills and verdant plains. Historically, its strategic location at the crossroads of different legal and cultural zones has contributed to its unique identity. The town's origins trace back to ancient times, with evidence of prehistoric settlements nearby, and its existence was documented as early as the 12th century. For those seeking an authentic French experience away from major tourist hubs, Cuiseaux provides a peaceful and historically rich environment to explore.

The heart of Cuiseaux retains its old-world charm, with streets lined by buildings dating back to the 16th



century, hinting at its historical significance as a fortified town. The town proudly showcases its heritage through well-preserved architecture, including the 12th-century 'Porte du Verger' (Orchard Gate) and Renaissance-era houses featuring mullioned windows. Notably, Cuiseaux is known as 'Pays des Peintres' (Land of Painters), having been the birthplace and home to renowned artists like Edouard Vuillard and Pierre Puvis de Chavannes. This artistic legacy is celebrated through various exhibitions and biennales, adding a cultural dimension to the town's appeal. Visitors can explore the historic center, discover charming local shops, and immerse themselves in the relaxed pace of life that defines this part of Burgundy.

Beyond its historical and cultural attractions, Cuiseaux offers access to the natural beauty of the surrounding region. Located near the Jura mountains, it serves as a gateway to outdoor activities such as hiking and exploring the scenic landscapes. The nearby Lac de Vouglans, a large artificial lake, provides opportunities for swimming, boating, and fishing, making it a popular recreational area. The region is also known for its vineyards, and visitors can explore local wineries and sample the wines of Burgundy and the Jura. The Foire de la Saint-Simon, a traditional fair dating back to the Middle Ages and held annually in late October, remains a significant local event, attracting visitors with its chestnuts, walnuts, and regional produce.

For travelers planning a visit to Cuiseaux, the nearest major airports offering international connections are within a reasonable driving distance. Lyon–Saint Exupéry Airport (LYS) is approximately 89 kilometers (55 miles) to the southwest of Cuiseaux, offering a wide range of domestic and international flights. Another convenient option is Geneva International Airport (GVA), located about 62 kilometers (39 miles) to the east, providing excellent connections to numerous European and global destinations. While Dole–Jura Airport (DLE) is geographically closer at around 61 kilometers (38 miles), it typically handles a smaller volume of flights and may have fewer international options. Therefore, Lyon and Geneva airports serve as the primary international gateways for accessing the charming town of Cuiseaux and the surrounding Burgundy and Jura regions of France.

## MAiN FEATURES:

- \* 438m2 of living space
- \* 2450m2 plot
- \* 6 Bedrooms
- \* 3 Bathrooms
- \* Stunning Views
- \* Private Parking
- \* Private Pool
- \* 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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## Общие

Спальни:	6
Ванные комнаты:	3
Готовые кв.м.:	438 кв м

## Utility details

Heating:	да
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## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX6.885.509
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