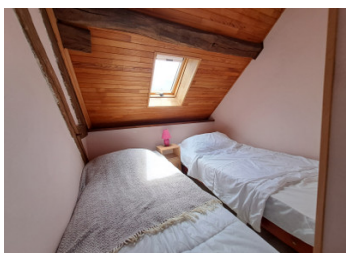


Village house with kitchen, living room, 3 bedrooms, 2 shower rooms. Garden, cellar, garage, shed. Well.



INFORMATION

Town:	Luzy
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	82 m ²
Plot Size:	450 m ²



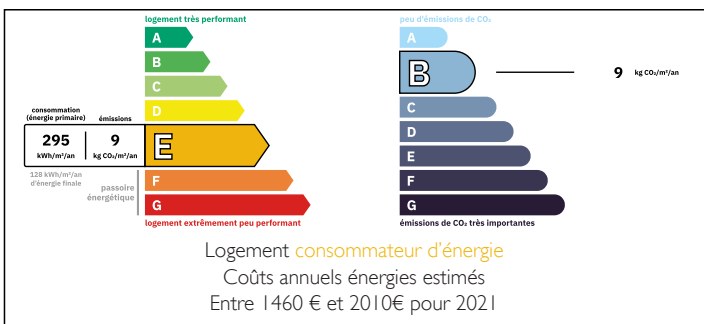
IN BRIEF

Ground floor:
Kitchen 17m²,
living room 15m²,
office 8m²,
shower room 3m²

1st floor:
bedroom 1: 15m²,
bedroom 2: 5m²,
bedroom 3: 6m²,
shower room 4m²,
hall 3m²,
corridor 5m²

Basement 20m²,
shed 12m²,
garage 15m²,
adjoining land 450m²

ENERGY - DPE



NB. Quoted prices relate to euro transactions. Fluctuations in exchange rates are not the responsibility of the agency or those representing it. The agency and its representatives are not authorised to make or give guarantees relating to the property. These particulars do not form part of any contract but are to be taken as a general representation of the property. Any areas, measurements or distances are approximate. Text, photographs and plans, where applicable, are for guidance only. Leggett and its representatives have not tested services, equipment or facilities and cannot guarantee the same.

Particulars for off-plan purchases are intended as a guide only. Final finishes to the property may vary. Purchasers are advised to engage a solicitor to check the plans and specifications as laid out in their purchase contract with the developer.



DESCRIPTION

Pretty restored house on the edge of a village with all amenities. The shops are really within walking distance of less than a kilometre. Supermarket, post office, bakery, café, restaurant, pharmacy, doctor's office 2km away. Schools and sports centres within 2 km.

This house is located along a main road. The house is a little away from the road by a walled terrace in front. The garden is located further back. The garden has fruit trees and is surrounded by a hedge. There is a garage in the garden which is accessed from the rear. Next to the house is a well.

We enter the house through the kitchen. Comfortable kitchen with all necessary appliances. The stove works on gas (bottle). There is a connection for the washing machine in the kitchen. Next to the kitchen is the living room. A long space with 1 window on the street side. There is a parquet floor. There is also an Internet connection.

Behind the kitchen is a hall/office in which the stairs to the 1st floor are also located. From this room we have access to the bathroom with shower, sink and toilet.

On the 1st floor are 3 bedrooms. 2 with a double bed and a smaller bedroom with 2 single beds. There is also a 2nd bathroom upstairs, also with shower, sink and toilet. We find a landing with cupboards on the 1st floor.

There is a cellar which is accessible from the outside. A beautiful vaulted cellar,...

LOCAL TAXES

Taxe habitation: EUR

NOTES