

4 bedroom pavilion with terrace, garden and independent lower level in Marzy, Nièvre.



INFORMATION

Town:	Marzy
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	101 m2
Plot Size:	586 m2

IN BRIEF

Set in a quiet avenue of Marzy (Nièvre), this charming 4-bedroom pavilion offers 101m² of comfortable living space on a 586m² mature, fenced garden.

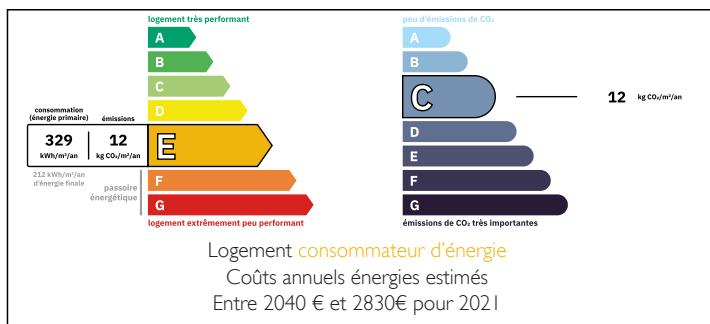
The main floor includes a bright living room with fireplace insert, an open kitchen, three bedrooms, a bathroom and separate WC, with direct access to the terrace for outdoor dining.

The garden level provides a versatile area with independent access: a large multipurpose room used as a summer kitchen and laundry, a fourth bedroom opening to the garden, a shower room with WC and several storage rooms.

Additional features include a separate garage, woodshed, electric gate and insulated roof.

Heating is via soft convector radiators and a fireplace insert, with actual energy costs lower than the DPE suggests.

ENERGY - DPE



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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

Set on a peaceful avenue in the heart of Marzy, this attractive 4-bedroom pavilion combines comfort, space, and practicality with the charm of a mature, fenced garden. The main level offers single-storey living, featuring a bright and welcoming living room with a fireplace insert, an open-plan kitchen, and direct access to the terrace, perfect for outdoor dining and entertaining.

The main floor includes three bedrooms, a bathroom, and a separate WC, making it ideal for families or those seeking easy accessibility.

Internal stairs lead to the garden level, a versatile space with independent access. This area includes a large multipurpose room currently used as a summer kitchen and laundry, a fourth bedroom opening directly onto the garden, a shower room with WC, and multiple storage rooms. This layout is perfect for guest accommodation, teen space, or remote working.

Outside, the property offers a separate garage, wood shed, electric gate, and private driveway. Heating is provided by soft convector radiators and a fireplace insert, and the insulated roof contributes to improved energy efficiency. Although the DPE indicates higher consumption, actual running costs are significantly lower.

Location & Lifestyle

Marzy is a dynamic commune in Bourgogne-Franche-Comté, offering a blend of rural calm and modern convenience. Local amenities include shops, bakeries, schools, and heritage landmarks such as the Église Saint-André and Chapelle Saint-Martin. The surrounding countryside is ideal for walking, cycling, and outdoor activities. Nearby Nevers provides train stations, services, and quick access to the A77 autoroute, making this a commuter-friendly yet...

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