

## Oud stenen dorpshuis aan de rand van klein dorp



## INFORMATION

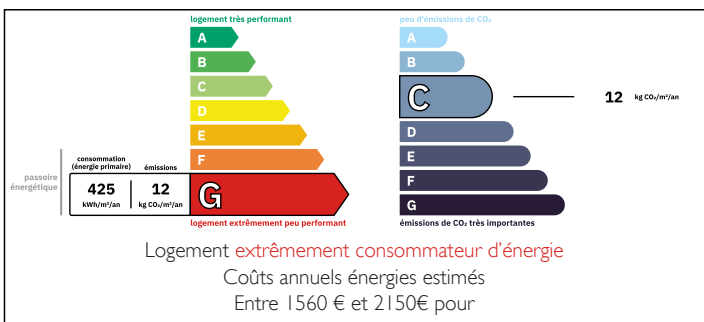
Town:	Chouigny
Department:	Nièvre
Bed:	2
Bath:	1
Floor:	98 m2
Plot Size:	240 m2



## IN BRIEF

Authentic village house on the edge of a quiet hamlet in the Bazois, near the Morvan Regional Natural Park. Habitable and largely in original condition, it features a modest garden, spacious barn, 2 bedrooms, a living room, kitchen, bathroom, cellar, and an unused attic. Ideal as a holiday home, with potential for a workshop or studio, offering the charm and hospitality of the Burgundy countryside.

## 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

On the edge of a very quiet hamlet in the Bazois, just west of the Morvan Regional Natural Park, lies this authentic village house with a modest garden and a spacious barn. Experience the charm of the Burgundy countryside and make your dream come true. The house is almost entirely in its original state but is habitable. It is the ideal place for a holiday home, especially for those who do not enjoy extensive gardening but still want to fully appreciate the atmosphere and hospitality of the Burgundy region.

Through the entrance gate, you enter the enclosed garden. Access to the house is possible either through the kitchen or via a front door leading to the hallway, which connects to a toilet and bathroom.

From the hallway, you reach the spacious living room with French windows opening to the rear. The living room also provides a passageway to the kitchen.

An external covered staircase leads to the upper floor, where there are 2 large bedrooms. Above this is an unused attic.

Beneath the house is a cellar. In the garden, there is a large barn offering many possibilities for a workshop or studio.

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

**Taxe habitation: EUR**

## NOTES