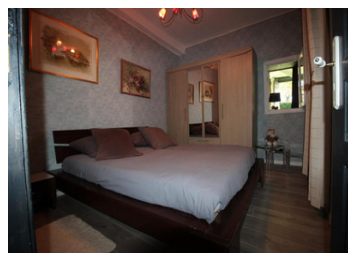
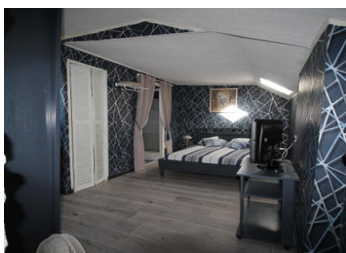
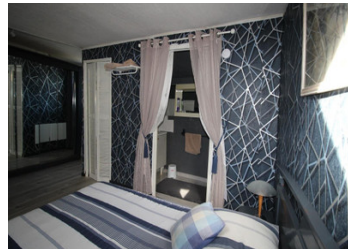


## Charming Countryside House with Adaptable Living Areas



## INFORMATION

Town:	Colméry
Department:	Nièvre
Bed:	3
Bath:	1
Floor:	125 m2
Plot Size:	1688 m2

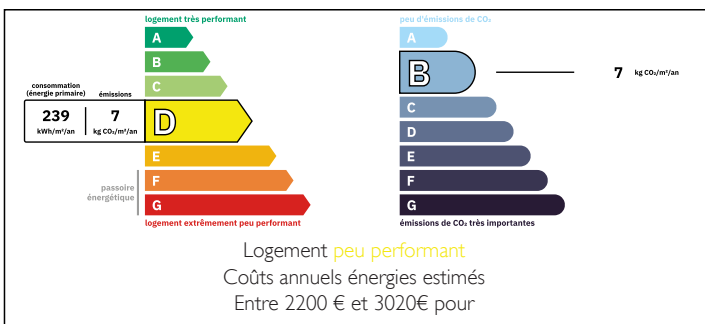
## IN BRIEF

Charming country home located in a peaceful hamlet between Donzy and Menou, offering approximately 140 m<sup>2</sup> of living space on beautifully landscaped grounds of over 1,600 m<sup>2</sup>. Combining comfort, flexibility, and countryside charm, the property is ideal as a family residence, holiday home, or rental investment.

The main house features welcoming living areas including a dining room, equipped kitchen, TV lounge, bright conservatory, and a ground-floor master suite. A separate independent living space with private entrance, kitchenette, lounge area, and two additional bedrooms provides excellent potential for guest accommodation or Airbnb use.

Outside, the property benefits from spacious gardens, additional land across the road, a garage, double parking area, cellar, and garden shed.

## 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

Looking for a peaceful escape from city life while staying close to everyday amenities? This charming country home offers the perfect balance of tranquility, space, and versatility — ideal as a family residence or a relaxing second home.

Nestled in a quiet hamlet between Donzy and Menou, just 6 minutes from Donzy with its shops, schools, and services, and 20 minutes from Cosne-sur-Loire, this 140 m<sup>2</sup> property sits on beautifully landscaped grounds of more than 1,600 m<sup>2</sup>.

On the ground floor, the house welcomes you with an entrance hall featuring built-in storage. You will find a warm and inviting 22 m<sup>2</sup> dining room, an equipped 11 m<sup>2</sup> kitchen, and a comfortable 11 m<sup>2</sup> TV lounge opening onto the garden. A bright 19 m<sup>2</sup> conservatory provides additional living space, perfect for enjoying the outdoors throughout the year. The ground floor also includes a master suite with its own bathroom and WC.

A unique feature of this property is its independent living space with a separate entrance. This area includes a kitchenette and a duplex-style layout. Upstairs, a landing currently used as a relaxation lounge of 11 m<sup>2</sup> leads to two bedrooms, including a spacious 16 m<sup>2</sup> bedroom with its own shower room.

This flexible configuration allows for multiple uses: the property can function as a large three-bedroom family home or be partially separated to create a rental unit such as an Airbnb.

The property benefits from generous and well-maintained gardens at both the front and rear of the house, as...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES