

Charming home near the Loire blending historic elegance, generous living spaces in a truly unique.



## INFORMATION

|             |                      |
|-------------|----------------------|
| Town:       | La Charite Sur Loire |
| Department: | Nièvre               |
| Bed:        | 4                    |
| Bath:       | 2                    |
| Floor:      | 236 m <sup>2</sup>   |
| Plot Size:  | 314 m <sup>2</sup>   |



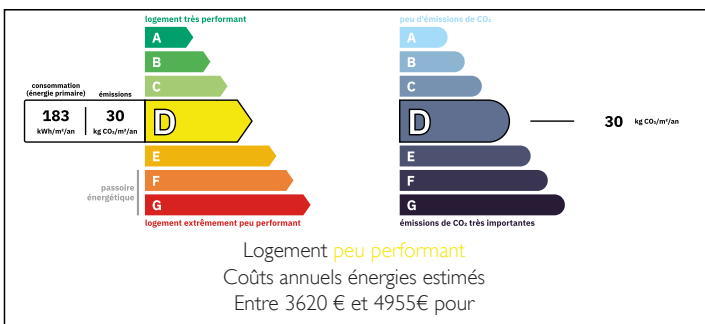
## IN BRIEF

Charming 236 m<sup>2</sup> period home near the Loire featuring an interior courtyard and traditional gallery walkway. The property offers spacious living areas including a large living room, conservatory, kitchen, and up to five bedrooms across three levels, with some rooms enjoying river views.

It retains many authentic features such as marble fireplace, parquet floors, and terracotta tiles, while benefiting from modern updates including a new boiler, double glazing, and recent roof and façade work.

Additional highlights include a 60 m<sup>2</sup> convertible attic, workshop space, cellars, and covered access from the riverside. A rare, character-filled home in a sought-after location.

## 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

Charming and full of character, this beautiful home near the Loire offers approximately 236 m<sup>2</sup> of living space. Rich in authentic period details, it unfolds through generous rooms that combine comfort with timeless charm. At the heart of the property is a serene interior courtyard, complemented by a traditional gallery corridor that enhances its unique architectural appeal. A rare opportunity to own a truly atmospheric property in one of France's most enchanting regions.

Character-filled house near the Loire offering around 236 m<sup>2</sup> of living space across 8 rooms, complete with an interior courtyard and traditional gallery walkway.

On the ground floor, an elegant entrance hall with original tiled flooring leads to a spacious 44 m<sup>2</sup> living room featuring a marble fireplace, ornate moldings, and parquet flooring, with dual east-west exposure. This flows into a large fully insulated 25 m<sup>2</sup> conservatory with a reversible heat pump, opening onto the gallery and lush courtyard. A separate kitchen with terracotta tiles adds authentic charm, alongside a dining room that could also serve as a ground-floor bedroom.

The first floor offers a generous landing leading to three bedrooms, including one with its own private shower room. Additional storage, a family bathroom, and separate WC complete this level.

On the second floor, there is a bedroom with stunning views of the Loire River, plus an additional room—ideal as a home office or guest bedroom—also enjoying the same view. Direct access to a convertible attic of approximately 60 m<sup>2</sup> with impressive ceiling height offers...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES