

Exceptional Renovated Village Property with Independent Guest Accommodation, Courtyard, Cellar and Garage.

EXCLUSIVE

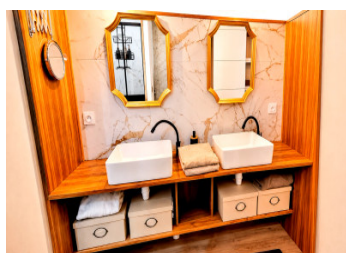
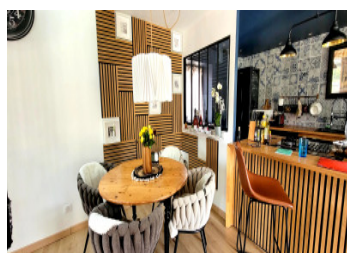
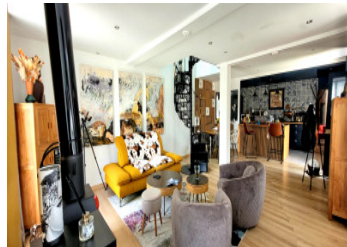


INFORMATION

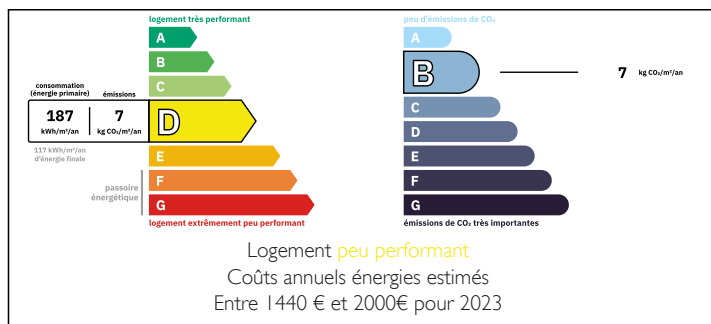
Town:	Chasnay
Department:	Nièvre
Bed:	3
Bath:	3
Floor:	118 m ²
Plot Size:	377 m ²

IN BRIEF

Beautifully renovated throughout, this unique village property offers an exceptional blend of contemporary design, comfort and flexibility. The main house centres around a stunning open-plan living space with a high-specification fitted kitchen and two en-suite bedrooms, including a luxurious ground-floor principal suite. Outside, an attractive enclosed courtyard garden with Mediterranean-style planting provides a private and low-maintenance outdoor space, complemented by a wine cellar, garage and barn. The property also benefits from independent guest accommodation together with additional versatile ancillary space, ideal for a variety of uses. Finished to a particularly high standard and presented in move-in condition, this is a rare opportunity to acquire a stylish and highly adaptable home. An additional barn and garden may also be available by separate negotiation.

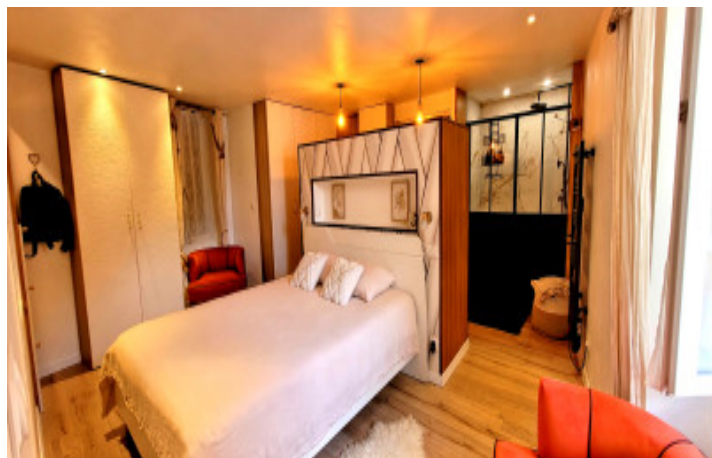


ENERGY - DPE



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

Beautifully renovated and finished to an exceptional standard throughout, this unique property offers stylish accommodation, independent guest accommodation and a wealth of additional space centred around an attractive courtyard garden.

The original front door opens directly into the impressive open-plan living space. Designed in an American style, the room combines a contemporary fitted kitchen with a spacious lounge area. Patio doors open onto a terrace at the front of the property, while a modern wood-burning stove and elegant spiral staircase create a striking focal point.

The kitchen is fitted with a central island incorporating an integrated cooker, gas and electric hob, a concealed rising extractor fan, electric oven, dishwasher and large fridge-freezer.

Leading directly from the kitchen is the luxurious principal bedroom suite, featuring a flame-effect electric fire, double washbasins, a large Italian-style walk-in shower and a separate WC.

The spiral staircase rises to the first floor where the beautifully decorated 'Forest Bedroom' benefits from its own en-suite shower room. The landing also provides access to a separate WC and a laundry cupboard housing a washing machine and tumble dryer.

Outside, the enclosed courtyard garden has been designed for ease of maintenance and is planted with olive trees and ornamental shrubs. A patio dining area provides an attractive setting for outdoor entertaining, while steps lead down to a wine cellar fitted with lighting and shelving.

Additional accommodation is accessed from the courtyard and currently comprises a fitness room, a shower room with hammam and WC facilities, and a further room...

LOCAL TAXES

Taxe foncière: 601 EUR

NOTES