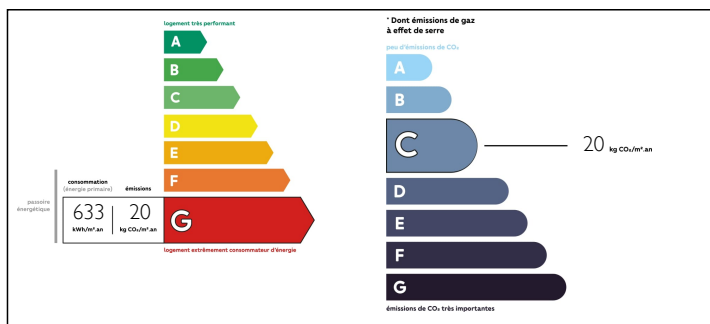


Dwelling house with living room, kitchen, bedroom, bathroom, cellar, attic. Land 3700m2

EXCLUSIVE



ENERGY - DPE



INFORMATION

Town:	Guipy
Department:	Nièvre
Bed:	1
Bath:	2
Floor:	65 m2
Plot Size:	3795 m2

IN BRIEF

Living room 14m2 shower room 1; 14m2 2; 2,5m2 bedroom 6,5m2 dining room with open kitchen 28m2 cellar 20m2 Barn 27m2 Attic 70m2 garage 35m2 Land 3700m2

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

House in a quiet village on the edge of the Morvan. Guipy is a commune in the Nièvre department with 259 inhabitants. There is a bar, restaurant and small supermarket in the village.

The house itself is located in the village. Is connected to mains drainage and electricity (new linkie meter) and city water is supplied to the house. The house is connected to fiber optics for a good internet connection. The roof is made of tiles and is not insulated. The attic is currently not fitted out and is not in use. But can still be completely converted into additional living space. The attic is 70m2 and consists of 3 parts, 1 part of which is accessible from the barn by stairs.

The house consists of an open kitchen with dining area. Here is the ornamental fireplace with wood stove. There is a beige floor in this room and a beamed ceiling. There is a gas cooker and there is an old sink. There is 1 window and the front door is also in this space.

From this room you have access to the basement, where the 150-liter hot water tank is located. Here is also 1 window on the street side. This is a large space (20m2) that could eventually be converted into a large kitchen, making the living space bigger.

At the back of the house is a veranda that now serves as a living room. (14m2) There is a large French window...

NOTES