

Cottage with two attached outbuildings in need of total renovation, nice surroundings views, and within walking distance to a natural fish and swimming lake



## INFORMATION

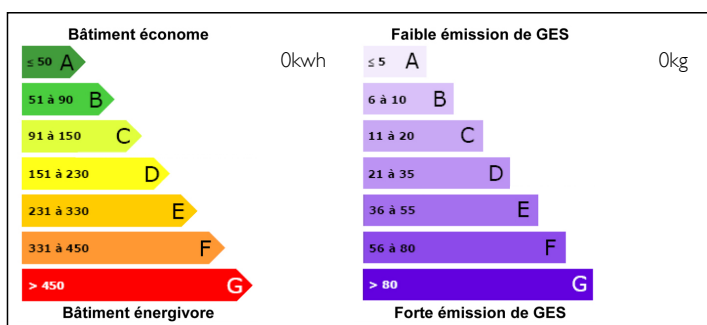
Town:	LUZY
Department:	Nievre
Bed:	0
Bath:	0
Floor:	55 m2
Plot Size:	900 m2

## IN BRIEF

Good location for this great little house with two attached outbuildings in need of total renovation with great views and potential



## 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

Good location for this great little house with two attached outbuildings in need of total renovation with great views and potential. It consists of open living/kitchen of 11 m<sup>2</sup>, two other rooms of 10 and 21 m<sup>2</sup> and two outbuildings which can be converted into living space also an attic to be converted. Electricity and water connected.

Within walking distance of a little village with some amenities (restaurant and 'depot de pain') nearby a natural swimming lake and a camping site.

Village with all amenities at 18 kms.

## LOCAL TAXES

**Taxe foncière: 155 EUR**

## NOTES