

Saint Nizier sur Arroux. Charming 2 bedroom house, small garden. In a pretty village close to the river.

EXCLUSIVE



INFORMATION

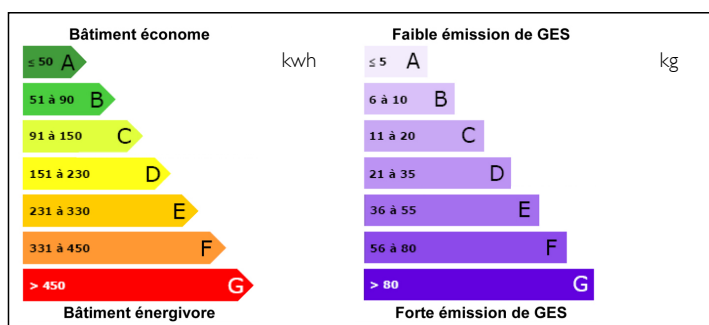
Town:	Saint-Nizier-sur-Arroux
Department:	Saône-et-Loire
Bed:	2
Bath:	1
Floor:	80 m2
Plot Size:	185 m2

IN BRIEF

Lovely stone house located in a pretty quiet village with a small front garden. House with 2 bedrooms, living room, dining room, kitchen, shower room. Attic. There is a picturesque bathing area on the river Arroux within 5 minutes walk and the Auberge Fleuri is 2 minutes walk from the house. The house is immediately habitable, but there are some works on the roof that need to be done. The woodwork and roof tiles are still good, but there is a leak around the velux and round the chimney in the attic. There is a small front garden in front of the house. At the moment there is a large hedge there that takes up too much space. If it were to be replaced by a simple fence, you would gain space in the garden and you could create a nice terrace or BBQ corner.



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

This house offers 85m² of habitable space comprising :

Ground floor :

Entrance leads directly to the lounge (19m²) with wood-burning stove.

Bedroom off the back of the lounge (10m²)

Dining room (23m²)

Kitchen (12m²)

Shower room and toilet

1st floor :

Corridor

Bedroom (14m²)

Attic (17m²) perfect for the creation of another bedroom and a bigger bathroom

LOCAL TAXES

Taxe foncière: **283 EUR**

The house has some double glazing and is part insulated. It is heated by two wood-burning stoves. There is a septic tank system which is shared with the neighbouring property.

It has been sympathetically renovated but would benefit from a central heating system, a roof-reparation and updated electrics and is priced accordingly. This is a perfect holiday or first home.

OUTSIDE

There is a small garden of 90m² to the front and a right of way to the rear of the property down a narrow lane.

Taxe fonciere is : 283€.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

NOTES