

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

EXCLUSIVE

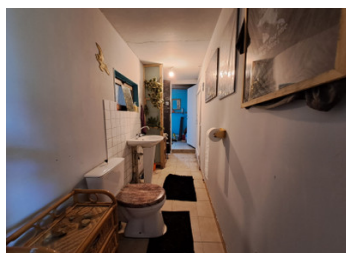


INFORMATION

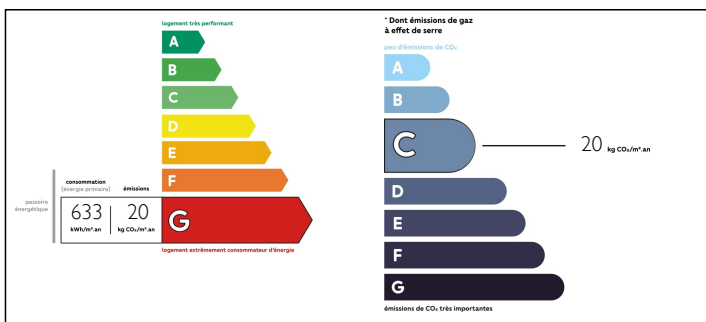
Town:	Guipy
Department:	Nièvre
Bed:	1
Bath:	2
Floor:	65 m ²
Plot Size:	3795 m ²

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

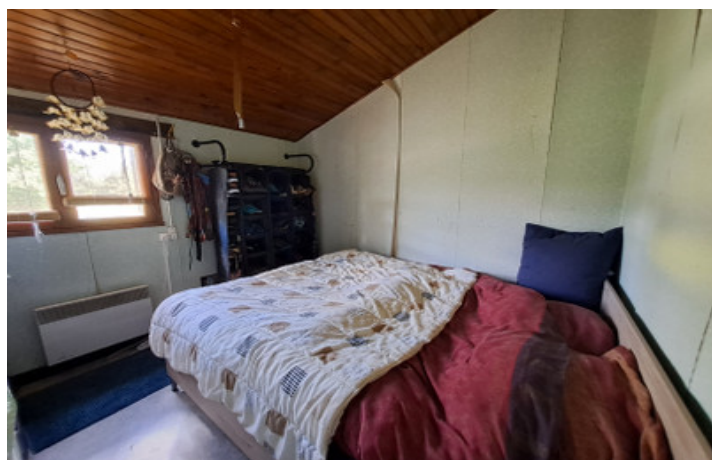


ENERGY - DPE



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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.



NOTES

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 at a crossroads of 2 roads. 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 in good condition, 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...