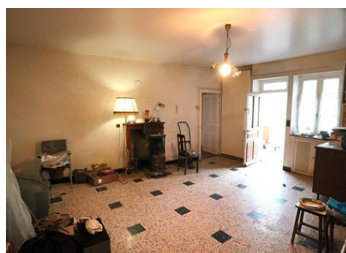
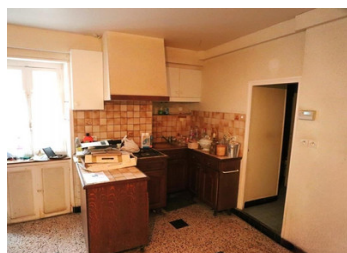
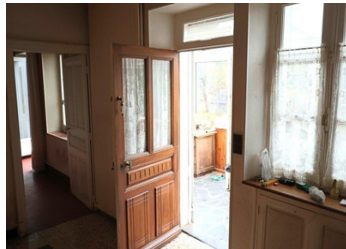
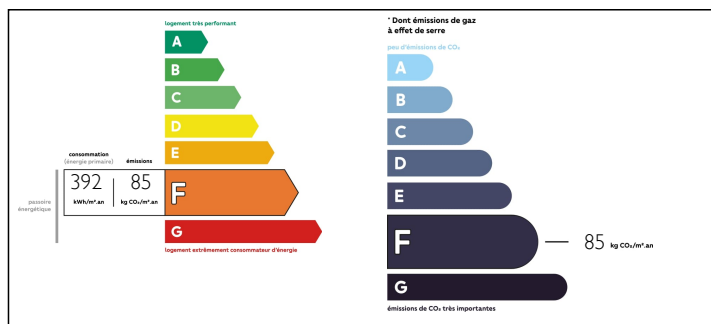


## Morvan farmhouse in the Ternin valley



## ENERGY - DPE



## INFORMATION

Town:	Moux-en-Morvan
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	108 m2
Plot Size:	1443 m2

## IN BRIEF

Morvan Farmhouse on the banks of the river Ternin in beautiful valley on 1,443m2 land. Located in the Morvan Natural Park in a small hamlet this original farmhouse offers many possibilities. Entrance through the conservatory into the kitchen/living room, then large lounge/bedroom with its own access to the outside. On the ground floor, toilet and shower room, hallway with access to the upstairs hallway and passage to the barn used as a garage. Upstairs, a hallway with access to the toilet and shower room, and two spacious bedrooms. Accessed from the inside, an old stable in need of renovation. Detached from the farmhouse, a large garage with a large door to the street, a staircase to access the first floor with a room with high enough ceilings to stand upright. A lovely space to convert into a workshop, music room, office or gîte. The property is in good condition, but renovation work is required. The septic tank...

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

Morvan Farmhouse on the banks of the river Ternin in beautiful valley on 1,443m<sup>2</sup> land.

Located in the Morvan Natural Park in a small hamlet this original farmhouse offers many possibilities.

Entrance through the conservatory into the kitchen/living room, then large lounge/bedroom with its own access to the outside.

On the ground floor, toilet and shower room, hallway with access to the upstairs hallway and passage to the barn used as a garage.

Upstairs, a hallway with access to the toilet and shower room, and two spacious bedrooms.

Accessed from the inside, an old stable in need of renovation.

Detached from the farmhouse, a large garage with a large door to the street, a staircase to access the first floor with a room with high enough ceilings to stand upright.

A lovely space to convert into a workshop, music room, office or gîte.

The property is in good condition, but renovation work is required. The septic tank needs replacing. The gas central heating is recent, but has not been used for several years and needs to be checked.

In short, a lovely project that, with a little love and a limited renovation budget, could be turned into something wonderful.

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

## NOTES