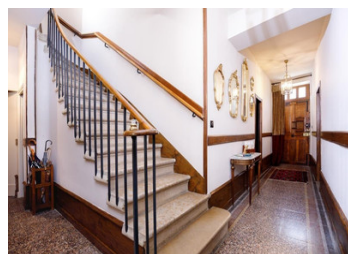


## Luxury renovated town house



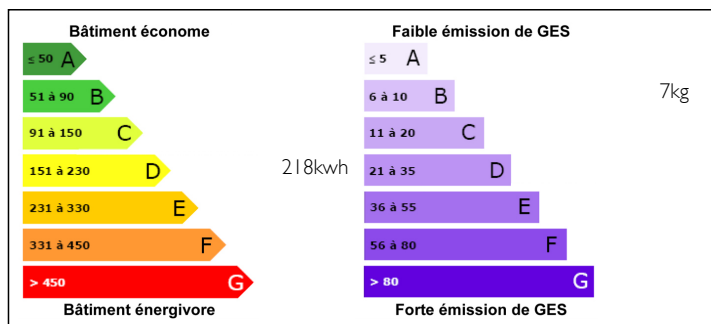
## INFORMATION

Town:	La Charité-sur-Loire
Department:	Nièvre
Bed:	5
Bath:	4
Floor:	268 m2
Plot Size:	445 m2

## IN BRIEF

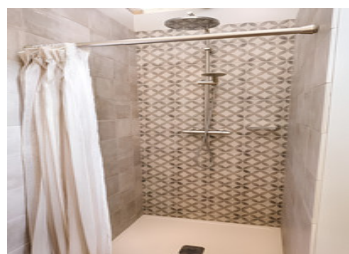
Beautiful luxury renovated town house. Situated in La Charité sur Loire an UNESCO Heritage Site. The current owner has managed to keep the history and charm of the house intact while modernizing the property. Entrance into a large hallway. A door to the right leads you to the living room (20 m2). The door to the left leads you to a dining room (20 m2) which is connected through a small hallway with the kitchen (32 m2). This is large and cosy kitchen. The current owner is a former cookbook store owner! From the kitchen also a door leading back to the hallway. Around the corner there is a separate WC and a library (10 m2). A gorgeous staircase leading to the first floor. Here are three amazing renovated and decorated bedrooms with connecting bathrooms. One of the bedrooms has a separate area which holds a single bed. On this...

## 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

Beautiful luxury renovated town house. Situated in La Charité sur Loire an UNESCO Heritage Site. The current owner has managed to keep the history and charm of the house intact while modernizing the property. Entrance into a large hallway. A door to the right leads you to the living room (20 m<sup>2</sup>). The door to the left leads you to a dining room (20 m<sup>2</sup>) which is connected through a small hallway with the kitchen (32 m<sup>2</sup>). This is large and cosy kitchen. The current owner is a former cookbook store owner! From the kitchen also a door leading back to the hallway. Around the corner there is a separate WC and a library (10 m<sup>2</sup>).

A gorgeous staircase leading to the first floor. Here are three amazing renovated and decorated bedrooms with connecting bathrooms. One of the bedrooms has a separate area which holds a single bed. On this floor there is also a library or study (19 m<sup>2</sup>) and a separate laundry and storage area. Another staircase leading to the second floor. Here you will find a kitchen, 2 bedrooms, a bathroom with bath and a living room (16 m<sup>2</sup>). On this floor is also a storage room. Behind a door, stairs leading to the attic.

From the kitchen you can access the courtyard. Opposite the kitchen you will find a laundry room, this room also gives access to the different cellars. In the courtyard there is a well and an outside WC....

## NOTES