

House with living room, dining room, kitchen, 2 bathrooms, 3 toilets, cellar, 3 bedrooms, garage and garden.



INFORMATION

Town:	La Nocle-Maulaix
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	122 m ²
Plot Size:	1319 m ²



IN BRIEF

Ground floor:

Living room 21m²

Hallway 8m²

Kitchen 7m²

Shower room 5m²

bedroom 1 12,5m²

dining room 13,75m²

separate toilet

1st floor:

bedroom 2 20m²

shower room 3,5m²

separate toilet

bedroom 3 8,5m²

Cellar:

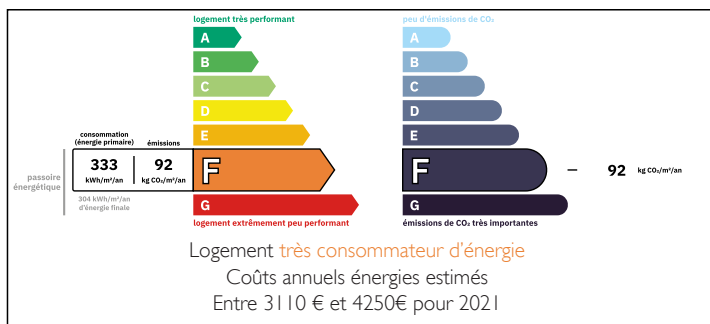
workshop 17m²

laundry room 11m²

Cellar with oil tank

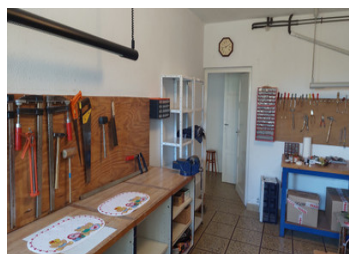
separate toilet

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.



LOCAL TAXES

Taxe foncière: 628 EUR

NOTES

DESCRIPTION

Beautiful village house from the 50s-70s. Located on the edge of a quiet village in the south of Burgundy. Beautiful views over the countryside and fields.

The garden is completely closed and south facing. At the back of the garden is a garage with a carport for 2 cars.

The house is built in 3 floors.

On the street side you enter the ground floor part of the house. You enter the house through a beautiful spacious entrance hall. From here you enter the central corridor. From this corridor you have access to all rooms on the ground floor. In this hallway is a high ceiling, tiled floor and there is a radiator of the oil central heating.

There is a dressing where the coats and shoes can be stored, right next to the front door.

The living room with 2 high windows and a double patio door making it a very bright space. Here you can sit comfortably by the fireplace with wood stove. The ideal place to enjoy a good book by the crackling fire during the colder winter months. There are also 2 radiators of oil central heating in this room. The room has a high ceiling. There is a light-coloured tiled floor.

The kitchen also has a beautiful light-colored floor. The back of the kitchen consists of glass dals so that a lot of light enters and it is pleasant to work in this kitchen. There is a double sink. It is cooked on a...