

Tourism property with multiple buildings on 3 ha in Saint V rain, Ni vre (Burgundy)



INFORMATION

Town:	Saint-V�rain
Department:	Ni�vre
Bed:	12
Bath:	9
Floor:	412 m2
Plot Size:	30715 m2



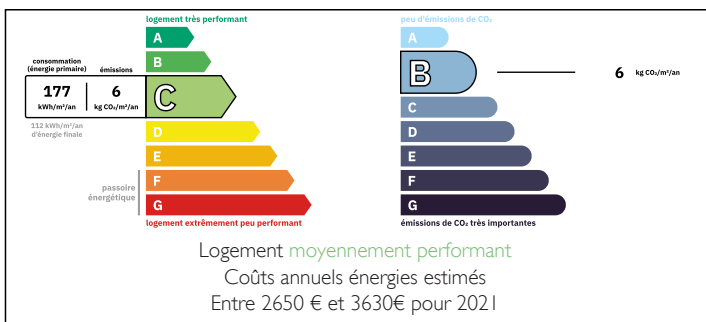
IN BRIEF

In Saint-V rain in the Ni vre, this tourism property offers an exceptional range of buildings and over 3 hectares of land. It includes private accommodation, a large bioclimatic straw bale building, a complete sanitary block, two wooden chalet units, and three original paligloos suitable for accommodation or activities.

The estate features gardens, fruit trees, a vegetable plot, and a traditional bread oven, with solar panels providing part of the energy consumption. A building formerly used as a kitchen (not equipped at present) and a storage chalet complete the ensemble. Just 15 km from Cosne Cours sur Loire, this peaceful rural setting is ideal for developing an ambitious tourism, eco project, or g te activity in the heart of Burgundy.

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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.



LOCAL TAXES

Taxe foncière: 1072 EUR

NOTES

DESCRIPTION

Located in Saint-Vérain in the Nièvre, this unique tourism property offers multiple buildings and outstanding potential comprising of :

A building with a private section comprising :

Ground floor:

entrance hallway with shower room and laundry room

kitchen

living room with woodburner

second hallway with toilet and stairs to the 1st floor

large room with patio doors

1st floor:

hallway with storage cupboards and four bedrooms.

Returning to the ground floor: independent entrance with a small kitchen, bedroom, shower room with toilet.

1st floor private entrance: three bedrooms, each with en-suite shower room and toilet, and a storage area with a corner kitchen.

A bioclimatic straw-bale building with a wood frame, comprising :

Ground floor:

entrance hall

large room ideal for a restaurant, with large patio doors

kitchen

study

shower room and a dry toilet

1st floor (this floor has a separate entrance and could be used as a gîte):

shower room with a dry toilet

four rooms

A wooden building houses the sanitary facilities of 8 washbasins, 4 showers, 4 dry toilets with conveyor belt, and a solar water heater.