LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A29058GC58 Price: 120 000 EUR

agency fees to be paid by the seller

Village house with guest house

EXCLUSIVE







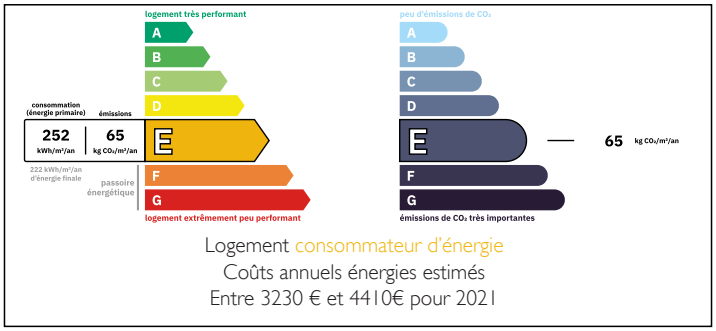








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3230 € et 4410€ pour 2021

INFORMATION

Town:	Luzy
Department:	Nièvre
Bed:	4
Bath:	2
Floor:	120 m2
Plot Size:	500 m2

IN BRIEF

The Big House:
ground floor:
Entrance hall in L form 14m2
Kitchen 14m2
Separate WC
Living room 30m2

1st floor
Bedroom 1: 14m2
Bedroom 2: 14m2
Bedroom 3: 17m2
Bathroom 5m2
Storage room 6m2

Basement
Boiler room 12m2
Storage 20m2
Stable 12m2
cellar 20m2
Garage and workshop 30m2

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.

mains drains
Garden with fruit trees
terrace

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NOTES

DESCRIPTION

Ensemble of a house with gîte. Separate electricity and water meter. Shared boiler for oil central heating. The basement is also shared. Both houses are immediately available.

The houses are located on the outskirts of an active town, Luzy, in the south of the Morvan. You can walk to the shops, bars and restaurants. It is a maison mitoyenne, so built in between 2 houses. The garden is located along the road. The garage is located at the back of the house and is accessible via a small road. Parking space for the car is also provided in front of the house. And there is a small front garden in front of the house where a terrace can be made or extra parking space.

The large house consists of: upstairs 3 large bedrooms (14-14-17 m2) a bathroom with bath, sink and toilet and a storage room of 6m2. Downstairs there is a large entrance hall in L shape of 14m2. From this hall you have access to the kitchen (14m2), salon (30m2), separate toilet with sink. In the hall you will also find the stairs to the top and the stairs to the basement. The entire house has a basement.

In the basement you will find the following rooms: - The heating room (20m2) with the boiler for the oil central heating for both houses. The hot water boiler for the large house, connected to the central heating. - The storage room (20m2) with the water...