

Charming stone house, cottage style



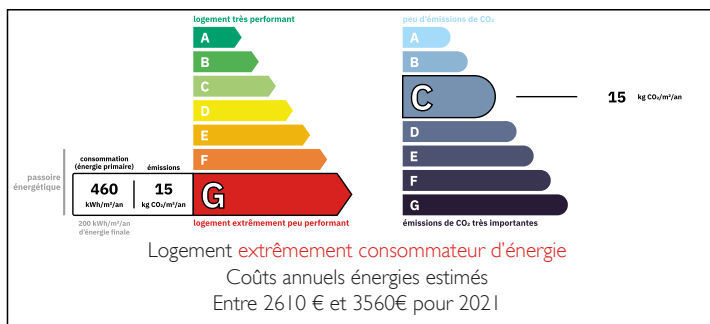
INFORMATION

Town:	Colméry
Department:	Nièvre
Bed:	3
Bath:	1
Floor:	95 m2
Plot Size:	1332 m2

IN BRIEF

Stone house, cottage, in a hamlet, great garden, panoramic view, parking space, countryside

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

On the edge of a small hamlet you will find this charming house, with a view of the Burgundian hilly landscape. Completely in the atmosphere of the past, but with the comfort of today. You enter a spacious warm living room with a view of the wood stove and the garden. The country kitchen has a "Lacanche" stove. There are enough sleeping places in the house due to the presence of 3 bedrooms. The master bedroom is located on the ground floor, as is the bathroom. The wood-decorated bathroom has a shower and a custom-made washbasin. The garden is spacious and offers the possibility of placing a swimming pool, creating a vegetable garden or whatever idea you wish.

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

LOCAL TAXES

Taxe foncière: 461 EUR

Taxe habitation: 415 EUR

NOTES