LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A38445GC58 Price: 72 000 EUR

agency fees included: 6600 € TTC to be paid by the buyer (65 400 EUR without fees)

Village house with kitchen, living room, 3 bedrooms, 2 shower rooms. Garden, cellar, garage, shed. Well.















INFORMATION

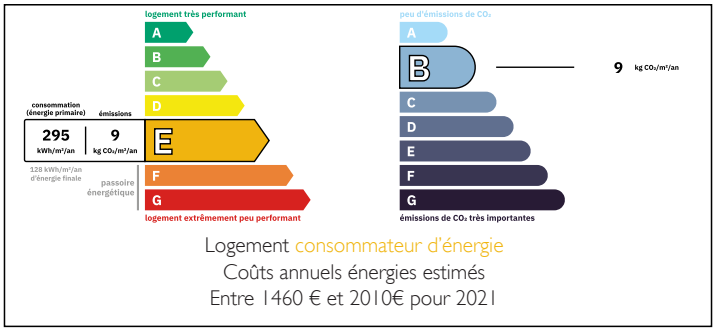
Town:	Luzy
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	82 m2
Plot Size:	450 m2

IN BRIEF

Ground floor:
Kitchen 17m2,
living room 15m2,
office 8m2,
shower room 3m2
1st floor:
bedroom 1: 15m2,
bedroom 2: 5m2,
bedroom 3: 6m2,
shower room 4m2,
hall 3m2,
corridor 5m2

Basement 20m2,
shed 12m2,
garage 15m2,
adjoining land 450m2

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 1460 € et 2010€ pour 2021

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.

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NOTES

DESCRIPTION

Pretty restored house on the edge of a village with all amenities. The shops are really within walking distance of less than a kilometre. Supermarket, post office, bakery, café, restaurant, pharmacy, doctor's office 2km away. Schools and sports centres within 2 km.

This house is located along a main road. The house is a little away from the road by a walled terrace in front. The garden is located further back. The garden has fruit trees and is surrounded by a hedge. There is a garage in the garden which is accessed from the rear. Next to the house is a well.

We enter the house through the kitchen. Comfortable kitchen with all necessary appliances. The stove works on gas (bottle). There is a connection for the washing machine in the kitchen.

Next to the kitchen is the living room. A long space with 1 window on the street side. There is a parquet floor. There is also an Internet connection.

Behind the kitchen is a hall/office in which the stairs to the 1st floor are also located. From this room we have access to the bathroom with shower, sink and toilet.

On the 1st floor are 3 bedrooms. 2 with a double bed and a smaller bedroom with 2 single beds. There is also a 2nd bathroom upstairs, also with shower, sink and toilet. We find a landing with cupboards on the 1st floor.

There is a cellar which is accessible from the outside. A beautiful vaulted cellar, in which the 100 litre hot water boiler hangs. In the shed there is enough space to store garden furniture or place bicycles. There is also a garage which is accessed by a small street behind the house. Electricity is provided in all these locations.

The garden is next to the house, the terrace in front. In the garden there are fruit trees and shrubs. It is possible to dry the laundry on the clothesline. Next to the house is a well. The upper floor is also accessible by an external...