LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A39586ABR58 Price: 142 900 EUR

agency fees to be paid by the seller

4 bedroom pavilion with terrace, garden and independent lower level in Marzy, Nièvre.















INFORMATION

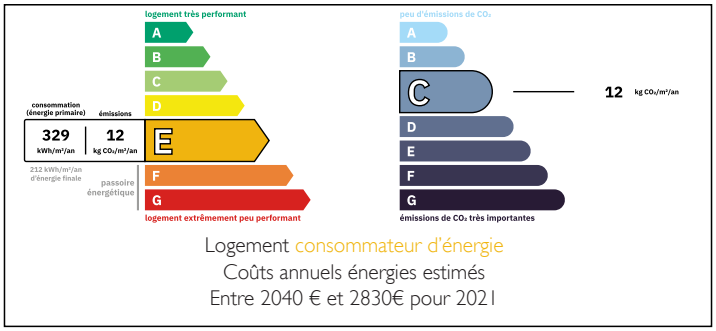
Town:	Marzy
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	101 m2
Plot Size:	586 m2

IN BRIEF

Set in a quiet avenue of Marzy (Nièvre), this charming 4‑bedroom pavilion offers 101m² of comfortable living space on a 586m² mature, fenced garden.

The main floor includes a bright living room with fireplace insert, an open kitchen, three bedrooms, a bathroom and separate WC, with direct access to the terrace for outdoor dining.
The garden level provides a versatile area with independent access: a large multipurpose room used as a summer kitchen and laundry, a fourth bedroom opening to the garden, a shower room with WC and several storage rooms.
Additional features include a separate garage, woodshed, electric gate and insulated roof.
Heating is via soft convector radiators and a fireplace insert, with actual energy costs lower than the DPE suggests.

ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2040 € et 2830€ 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

Set on a peaceful avenue in the heart of Marzy, this attractive 4-bedroom pavilion combines comfort, space, and practicality with the charm of a mature, fenced garden. The main level offers single-storey living, featuring a bright and welcoming living room with a fireplace insert, an open-plan kitchen, and direct access to the terrace, perfect for outdoor dining and entertaining.

The main floor includes three bedrooms, a bathroom, and a separate WC, making it ideal for families or those seeking easy accessibility.

Internal stairs lead to the garden level, a versatile space with independent access. This area includes a large multipurpose room currently used as a summer kitchen and laundry, a fourth bedroom opening directly onto the garden, a shower room with WC, and multiple storage rooms. This layout is perfect for guest accommodation, teen space, or remote working.

Outside, the property offers a separate garage, wood shed, electric gate, and private driveway. Heating is provided by soft convector radiators and a fireplace insert, and the insulated roof contributes to improved energy efficiency. Although the DPE indicates higher consumption, actual running costs are significantly lower.

Location & Lifestyle

Marzy is a dynamic commune in Bourgogne-Franche-Comté, offering a blend of rural calm and modern convenience. Local amenities include shops, bakeries, schools, and heritage landmarks such as the Église Saint-André and Chapelle Saint-Martin. The surrounding countryside is ideal for walking, cycling, and outdoor activities. Nearby Nevers provides train stations, services, and quick access to the A77 autoroute, making this a commuter-friendly yet...