LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A39791ARV58 Price: 126 400 EUR

agency fees to be paid by the seller

Characterful village house with adjoining guest accommodation















INFORMATION

Town:	Dornecy
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	2312 m2

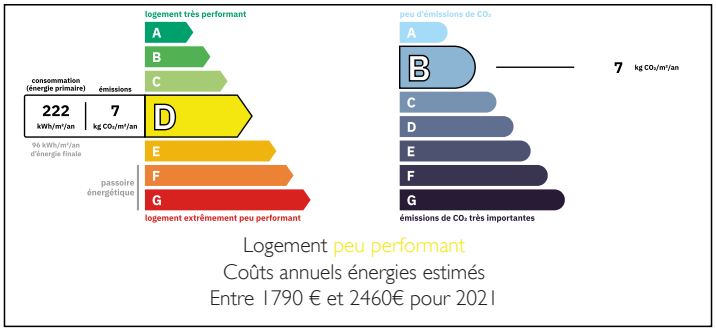
IN BRIEF

Enjoy the character of a pre-1900 French village home, with room for family, friends and the pleasures of the Burgundy countryside. The main house has two bedrooms, while the adjoining accommodation adds two more, with its own sitting room, kitchenette and WC. It could suit visiting family, a teenager wanting some independence, or buyers interested in creating guest accommodation, subject to the updating needed.

The enclosed garden is beside the property, across a footpath, and offers space to relax, garden or eat outdoors. The garden benefits from a summer kitchen / covered entertaining area. The sale also includes an attached garage and several additional nearby parcels of land.

Set in Dornecy between Clamecy and Vézelay, the property is close to countryside routes along the Vézelay Way and Canal du Nivernais. Clamecy—with supermarkets, restaurants, a weekly market and a railway station...

ENERGY - DPE



Logement peu performant
Coûts annuels énergies estimés
Entre 1790 € et 2460€ 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.

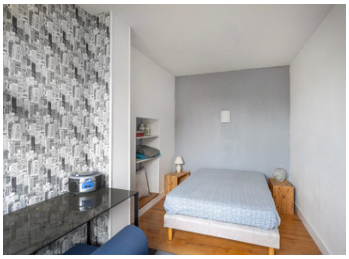
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NOTES

DESCRIPTION

A home with room to welcome people, enjoy the countryside and make your own.

Dating from before 1900, this characterful and surprisingly spacious village home combines original features with generous living areas and adjoining accommodation that can adapt to changing needs. It could be a permanent home for a family, a countryside retreat with space for guests, or a property with potential to develop guest accommodation.

Behind the attractive façade, the house has a light, spacious interior with original stone walls, high ceilings, traditional wooden floors and an elegant stone staircase with wrought-iron balustrades. A recently installed air-source heat pump provides heating, and the property has a DPE rating of D.

The entrance hall has two doors, one leads through to a downstairs cloakroom / bathroom and the other into the spacious family sized kitchen and dining area, approximately 34.1 m².

To the side of the kitchen is a door that leads through to the second property.

The main area leads into the the 24.3 m² lounge that looks out over the garden, providing a separate place to relax. A stone staircase from here leads upstairs to a landing area.

Off off the landing is the principal bedroom that has its own en-suite shower room. A door from the bedroom leads into a second generous double bedroom. Both bedrooms continue the character of the house, with high ceilings and original wooden floors.

Adjoining accommodation with room to adapt
Connected to the main house via the kitchen, is the second...