LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41981FRU58 Price: 475 000 EUR

agency fees to be paid by the seller

Former presbytery beautifully located in the Morvan Regional Natural Park

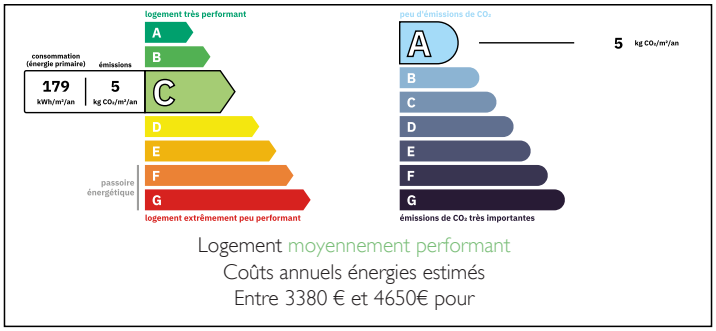
INFORMATION

Town:	Sermages
Department:	Nièvre
Bed:	4
Bath:	3
Floor:	273 m2
Plot Size:	5000 m2

IN BRIEF

Charming former presbytery located in the Morvan Regional Natural Park, set in a peaceful and green environment. Carefully renovated with high-quality materials, the property retains its authentic character, including its traditional Burgundy roof with glazed tiles. It offers generous living spaces with fireplaces, five bedrooms, vaulted cellars, outbuildings, and a landscaped park with a well. Two terraces and a summer dining area complete this rare property, combining nature, heritage, and modern comfort.

ENERGY - DPE



Logement moyennement performant
Coûts annuels énergies estimés
Entre 3380 € et 4650€ pour

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.

International : +33 (0)5 53 60 84 88 France: 0033 (0)553 608 488 FAX: 0033 (0)553 566 257 *All prices include agency fees.
Leggett Immobilier 42 Route de Ribérac 24340 La Rochebeaucourt France Tel: 08 00 73 57 45 Email: info@leggett.fr

LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A41981FRU58 Price: 475 000 EUR

agency fees to be paid by the seller

NOTES

DESCRIPTION

A must-see for lovers of Burgundy life, this former presbytery offers a unique atmosphere. Carefully renovated using high-quality materials, it has retained the distinctive character of this beautiful building. Let yourself be charmed by the magnificent original Burgundy-style roof, partly made of glazed tiles, a true symbol of the richness and character of Burgundy's heritage.

Located in the Morvan Regional Natural Park, on the edge of a small village, this superb former presbytery with comfortable living space is set in a delightful green environment.

The renovation, carried out with quality materials, has preserved the special character of this remarkable property.

Strolling through the park, which features a well and century-old trees, is a real pleasure. Two outbuildings with undeniable advantages add further charm.

Built over two vaulted cellars, this beautiful property offers:

On the ground floor: a welcoming entrance hall with cloakroom, a spacious, functional and bright fully equipped kitchen with a conservatory, a large dining room with fireplace, a cosy living room with fireplace, two bedrooms each with their own shower room and toilet, a study, a utility room, separate toilets, and a pantry/storage room adjoining the kitchen.

On the first floor: a spacious living room with a small balcony offering an admirable view over the Morvan hills, two bedrooms, a shower room with toilet, and an attic.

Two terraces and a summer dining room further enhance the comfort and functionality of this charming, peaceful and welcoming home.