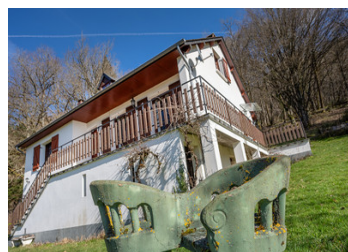
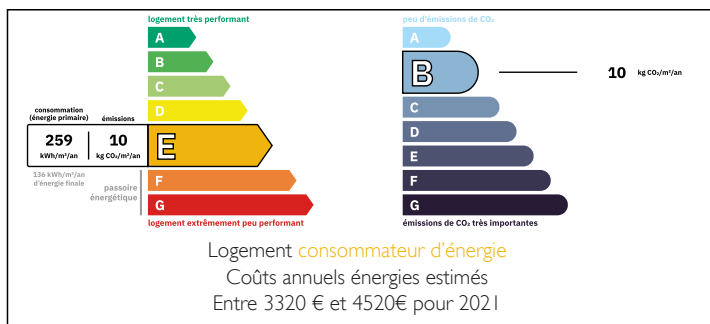


In the middle of the Morvan, house with a beautiful view and on the edge of the forest.

## EXCLUSIVE



## ENERGY - DPE



## INFORMATION

|             |         |
|-------------|---------|
| Town:       | Corancy |
| Department: | Nièvre  |
| Bed:        | 5       |
| Bath:       | 2       |
| Floor:      | 135 m2  |
| Plot Size:  | 2158 m2 |

## IN BRIEF

Ground floor:

Hall / entrance

Large kitchen with space for a dining table

Living room with fireplace and two sets of French doors leading to the terrace

3 bedrooms

1 bathroom with shower

Separate toilet

First floor:

2 bedrooms

1 bathroom with bath and toilet

Basement:

Garage / basement / laundry room

Garden with beautiful views and several terraces

Sale includes furniture

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.



## LOCAL TAXES

**Taxe foncière: 1321 EUR**

**Taxe habitation: 1234 EUR**

## NOTES

## DESCRIPTION

Location, location! This charming house is situated on the edge of the forest in the desirable "Les Chevannes" neighborhood. Lac de Pannecière is just a 10-minute walk away. The views are fantastic. Several terraces in the garden offer a pleasant spot to relax!

You can walk straight into the forest next to/behind the house.

The living room has two sets of French doors that allow for plenty of light and bring the outdoors in even more.

You'll find a fireplace here for those cooler evenings. Adjacent to the living room is the master bedroom, which has French doors leading to the terrace at the side of the house.

On this floor, there are two more bedrooms, a shower room, and a separate toilet.

The kitchen is a wonderful space for cooking and catching up with friends and visitors. It easily fits a dining table.

On the first floor, there are two more bedrooms and a bathroom with a bathtub and toilet. Ideal for extra guests.

Underneath the house is a large cellar/garage with a high ceiling. The washing machine is also located here.

The house has single glazing throughout, except in the master bedroom.

Heating is provided by the fireplace and some somewhat older electric heaters. The house is currently being used as a holiday home.

The house is located in the "Les Chevannes" district, which is part of Corancy.

Château-Chinon is a 10-minute drive away for your daily groceries.

Autun is also worth a visit, where you'll find more shops.

Furthermore, the Morvan region is rich...