LEGGETT
IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A44068ARV89 Price: 115 000 EUR

agency fees to be paid by the seller

A quietly situated longere with 6 bedrooms and a beautiful view.















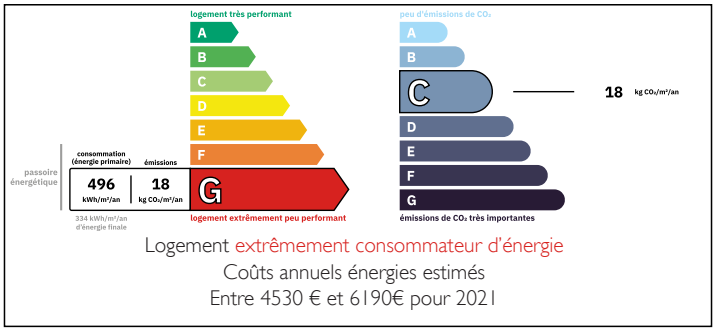
INFORMATION

Town:	Chamoux
Department:	Yonne
Bed:	6
Bath:	2
Floor:	125 m2
Plot Size:	2114 m2

IN BRIEF

If you are looking for a home where you can still put your own stamp on it, with no fewer than 6 bedrooms, and situated on a quiet street less than 10 minutes from Vezelay, then this property is for you!

ENERGY - DPE



Logement extrêmement consommateur d'énergie
Coûts annuels énergies estimés
Entre 4530 € et 6190€ 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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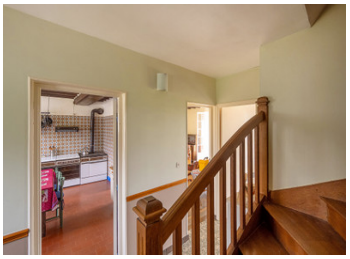
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NOTES

DESCRIPTION

Upon entering the home, you arrive in a spacious hall. Immediately to the left, you will find the kitchen, featuring charming retro wall tiles and a beamed ceiling. The kitchen itself is somewhat dated but certainly still usable. The living room, with its beautiful tiled floor and wood-burning stove, provides access to the terrace with a beautiful view via French doors. On this floor, there is also a bedroom with a built-in wardrobe and French doors leading to the terrace, as well as a bathroom. There is a separate toilet. An oak staircase leads to the first floor, where there are no fewer than 5 bedrooms and a bathroom.

Several barns, such as storage for wood and garden equipment, are attached to this property. Attached to the house is a small 2-room dwelling, which could potentially be converted into a gite.
Across the street is a large covered patio / parking space, and behind it is a small orchard.

A new septic tank has been installed. All windows are single-glazed, and the electrical system needs to be renewed. Furthermore, this home has retained charming old details such as the beamed ceiling and the tiles.
In short, plenty of space in a delightful location. Enjoy the French countryside here!

Less than a 10-minute drive to Vezelay, 2.5 hours to Paris, and 5.5 hours to Calais.

Information about risks to which this property is exposed is available on the Géorisques website : https://www.georisques.gouv.fr