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Ref: A44631ABR58 Price: 99 950 EUR

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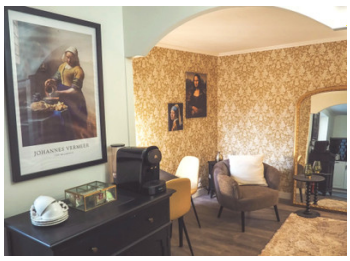
Charming Historic Townhouse with Courtyard, Balcony & En-Suite – Ideal Holiday Home or Investment







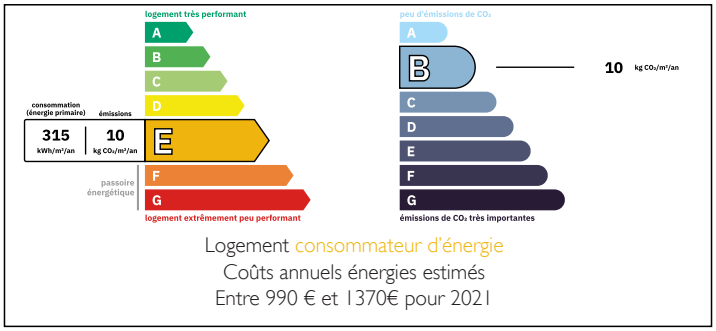








ENERGY - DPE



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Coûts annuels énergies estimés
Entre 990 € et 1370€ pour 2021

INFORMATION

Town:	La Charité-sur-Loire
Department:	Nièvre
Bed:	1
Bath:	1
Floor:	72 m2
Plot Size:	111 m2

IN BRIEF

In the heart of La Charité-sur-Loire, this charming historic townhouse offers character, privacy, and flexibility.

The 21 m² entrance opens directly onto the central courtyard and also connects via a beautiful stone spiral staircase to the bedroom above. The courtyard provides a peaceful private outdoor space surrounded by useful rooms including a cellar, large multipurpose room, laundry area, and WC.

On the first floor, a bright kitchen and lounge create a welcoming living space. The second floor features a cosy bedroom with balcony overlooking the courtyard and an en-suite shower room with WC.

The property is offered at €104,900 and presents an excellent opportunity as a holiday retreat, rental investment, or easy-to-maintain residence. A substantial amount of furniture may be left in the

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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

Located on a quiet street in the historic centre of La Charité-sur-Loire, this charming townhouse is full of character and unique architectural features. Thoughtfully arranged across several levels, the property offers a rare combination of charm, practicality, and flexibility.

The ground floor opens into a spacious 21 m² entrance hall, which serves as a central hub of the home. From here, you can access the peaceful central courtyard—an intimate outdoor space ideal for relaxing or entertaining.

The courtyard is surrounded by several useful annex spaces, including a cellar, a large multipurpose room, and a laundry area, providing excellent storage and versatility.

On the first floor, a bright and welcoming kitchen and lounge area of approximately 16 m² offers comfortable living space. Above, the second floor hosts a cosy bedroom of around 15 m², complete with a balcony overlooking the courtyard. The bedroom benefits from an en-suite shower room with WC, ensuring convenience within a compact and well-designed layout.

One of the property's standout features is the beautiful stone spiral staircase, which connects the bedroom directly to the courtyard, enhancing both the flow and the historic character of the home.

The property is offered for sale at €104,900. A significant amount of furniture currently in the property may be left by the sellers, should the purchaser wish to retain it. Alternatively, any unwanted items can be removed by the sellers prior to completion. No specific furniture inventory forms part of the sale.

Ideally situated, the home is within easy walking distance...