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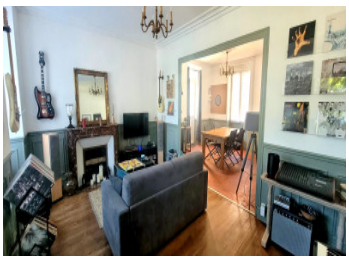
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Ref: A44835SAL58 Price: 145 000 EUR

agency fees to be paid by the seller

Charming 4-Bedroom Country House with Original Features and Timeless French Character







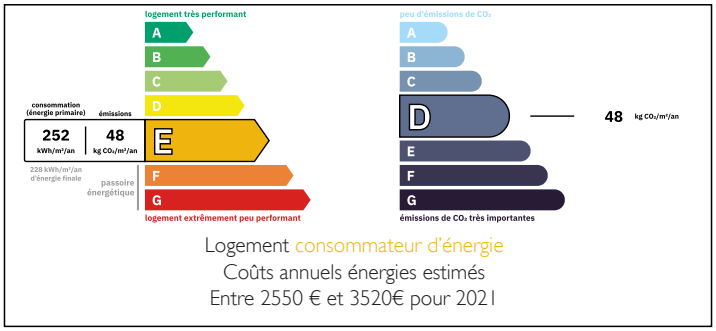








ENERGY - DPE



Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 2550 € et 3520€ pour 2021

INFORMATION

Town:	Corvol-l'Orgueilleux
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	161 m2
Plot Size:	1075 m2

IN BRIEF

Built in 1883, this spacious and characterful country house is located in a peaceful hamlet near the lively canal town of Clamecy with rail links towards Paris. Ready to move into, the property combines original features with modern comforts including village gas central heating, fibre internet and double glazing throughout.

The house offers a bright lounge, dining room, large farmhouse-style kitchen, utility room, four spacious bedrooms, family bathroom and separate WCs. Original (decorative only) fireplaces, patterned tiled flooring, high ceilings and the stone staircase with decorative banister add charm throughout.

Outside, the enclosed 1075m² plot includes a sunny private courtyard, mature gardens and two large detached barns with potential for workshops, storage or guest accommodation subject to permissions. Peaceful countryside setting with easy

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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.

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

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NOTES

DESCRIPTION

This attractive late 19th century property combines generous proportions, period charm and versatile outbuildings in a peaceful hamlet setting close to Clamecy. Offering four generously sized bedrooms, two reception areas, enclosed gardens and substantial detached barns, the property provides flexible accommodation suitable for family living, holiday use or a hospitality project.

The house retains many original architectural details while benefiting from modern practical comforts including village gas central heating, fibre internet and double glazing throughout.

Ground Floor Accommodation

The main entrance door opens directly into the lounge measuring approximately 19.6m² (5.30m x 3.70m). This is a bright and welcoming reception room with high ceilings, large windows and an original decorative fireplace forming the focal point of the room. The proportions of the space allow for both comfortable seating and entertaining.

An opening leads directly through into the dining room measuring approximately 14.2m² (3.90m x 3.65m). Positioned between the lounge and kitchen areas, this room creates an excellent flow through the property and works particularly well for family dining or entertaining guests. This room also has direct access to the outside courtyard area creating a secondary main entrance.

From the dining room, access is given to the central hallway containing the original staircase and decorative banister leading to the first floor. The staircase remains one of the standout character features of the property.

The kitchen measures approximately 19m² (4.75m x 4.00m) and is arranged in a practical square layout with room for a large dining table at the centre of the...