LEGGETT IMMOBILIER INTERNATIONAL

www.frenchestateagents.com

Ref: A45486PMS89 Price: 299 000 EUR

agency fees to be paid by the seller

Charming country farmhouse in an idyllic setting















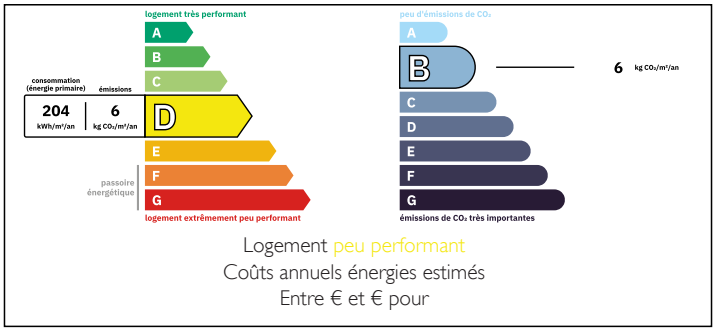
INFORMATION

Town:	Thorigny-sur-Oreuse
Department:	Yonne
Bed:	4
Bath:	0
Floor:	215 m2
Plot Size:	1725 m2

IN BRIEF

Charming 4-bedroom farmhouse in a peaceful countryside setting with open garden views and complete privacy. The property offers spacious family living with 6 rooms, including a mezzanine, equipped kitchen, large living area, 1 bathroom, 1 shower room, and 2 toilets. Outside, there is a pleasant garden area, parking, and a storage outbuilding. Fiber-optic internet is available, making this a rare combination of rural tranquility and modern convenience.

ENERGY - DPE



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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NOTES

DESCRIPTION

This charming traditional farmhouse enjoys a peaceful countryside setting, offering unobstructed views of the garden with no overlooking neighbors. Ideally located for nature lovers.

The property is connected to fiber-optic internet.

Outside:
A pleasant outdoor space that can be arranged to suit your preferences, benefiting from the home's dual exposure. The property also includes parking spaces and a lean-to/outbuilding, providing convenient parking and additional storage space.

Inside:
This farmhouse comprises 6 rooms, including 4 bedrooms, offering generous living space and an ideal layout for family life. With 2 toilets, 1 bathroom, and 1 shower room, comfort and practicality are assured.

Additional features include a mezzanine with a bathroom, a fully equipped kitchen, a spacious living room, and an additional room that can be adapted to suit your needs. These qualities make this property a rare opportunity on the market.

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