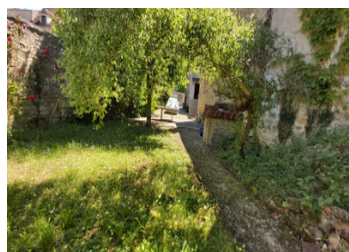


UNDER OFFER! Perfect holiday home by the riverside. Bucolic Burgundy at its best.



INFORMATION

Town:	Sermizelles
Department:	Yonne
Bed:	3
Bath:	2
Floor:	77 m2
Plot Size:	336 m2



IN BRIEF

This is a no worries home in the heart of a lovely Burgundy village. The delightful River Cure meanders through the village offering boating and fishing. Rock climbing close by, wonderful walks, castles and myriad gastronomic delights abound in this secluded and unspoiled corner of Burgundy.

Arrive, put down your suitcase, pour yourself a glass of something good and enjoy!

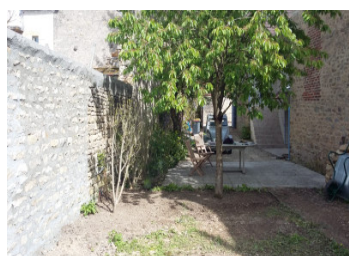


ENERGY - DPE

DPE in progress.

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.



DESCRIPTION

This charming stone cottage sitting in a sunny walled garden offers the perfect place to relax with the minimum of worry. Enter through the garden, and a few steps up to the front door. The house opens immediately onto an open living space and a separate kitchen with room to eat. On the first floor, reached by a spiral staircase, are two bedrooms, one tucked right underneath the eaves and a bathroom with toilet.

On the garden floor, with its own separate entrance, you will find another light-filled bedroom, a shower and a wc.

There is a large Burgundy cellar beneath the house. The garden is easy to maintain and also offers a garden house big enough to act as a sports room, summer sleeping for guests or a workshop.

A gate gives on to the path that runs onto the River Cure, one of the loveliest rivers in Burgundy. Many delightful boat trips can be made on the Cure and it offers peaceful fishing too.

The village lies close to the lovely market town of Avallon, a 15 minute drive away with its thriving Saturday market, cafés, restaurants and cultural life. Beautiful World Heritage site Vezelay is 13 minutes away and the whole of the Morvan Natural Park with its lakes, rivers and forests at your feet.

Extraordinary for such a small village is a station with regular direct trains to Paris, the fastest taking only 2h 20 minutes!

There is a large Burgundy cave beneath the house.

Extraordinary for...

LOCAL TAXES

Taxe foncière: 237 EUR

Taxe habitation: EUR

NOTES