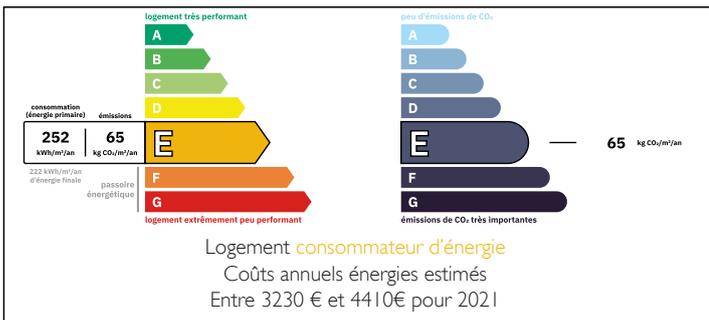


## Village house with guest house

EXCLUSIVE



## ENERGY - DPE



## INFORMATION

Town:	Luzy
Department:	Nièvre
Bed:	4
Bath:	2
Floor:	120 m <sup>2</sup>
Plot Size:	500 m <sup>2</sup>

## IN BRIEF

The Big House:

ground floor:

Entrance hall in L form 14m<sup>2</sup>

Kitchen 14m<sup>2</sup>

Separate WC

Living room 30m<sup>2</sup>

1st floor

Bedroom 1: 14m<sup>2</sup>

Bedroom 2: 14m<sup>2</sup>

Bedroom 3: 17m<sup>2</sup>

Bathroom 5m<sup>2</sup>

Storage room 6m<sup>2</sup>

Basement

Boiler room 12m<sup>2</sup>

Storage 20m<sup>2</sup>

Stable 12m<sup>2</sup>

cellar 20m<sup>2</sup>

Garage and workshop 30m<sup>2</sup>

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.

mains drains

Garden with fruit trees

prices include agency fees.

terrace 08 00 73 57 45 Email: info@leggett.fr



## DESCRIPTION

Ensemble of a house with gîte. Separate electricity and water meter. Shared boiler for oil central heating. The basement is also shared. Both houses are immediately available.

The houses are located on the outskirts of an active town, Luzy, in the south of the Morvan. You can walk to the shops, bars and restaurants. It is a maison mitoyenne, so built in between 2 houses. The garden is located along the road. The garage is located at the back of the house and is accessible via a small road. Parking space for the car is also provided in front of the house. And there is a small front garden in front of the house where a terrace can be made or extra parking space.

The large house consists of: upstairs 3 large bedrooms (14-14-17 m<sup>2</sup>) a bathroom with bath, sink and toilet and a storage room of 6m<sup>2</sup>. Downstairs there is a large entrance hall in L shape of 14m<sup>2</sup>. From this hall you have access to the kitchen (14m<sup>2</sup>), salon (30m<sup>2</sup>), separate toilet with sink. In the hall you will also find the stairs to the top and the stairs to the basement. The entire house has a basement.

In the basement you will find the following rooms: - The heating room (20m<sup>2</sup>) with the boiler for the oil central heating for both houses. The hot water boiler for the large house, connected to the central heating. - The storage room (20m<sup>2</sup>) with the water...

## LOCAL TAXES

Taxe habitation: EUR

## NOTES