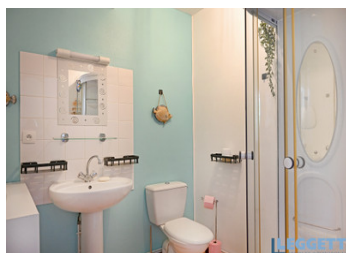


Well-located, large, double house with business opportunities and a beautiful garden on the waterfront



## INFORMATION

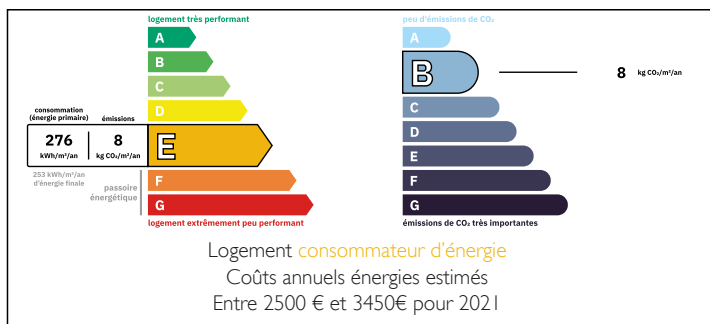
Town:	Montreuillon
Department:	Nièvre
Bed:	6
Bath:	3
Floor:	280 m2
Plot Size:	2183 m2



## IN BRIEF

Large, double house, located in the beautiful village of Montreuillon, known for its aquaduct. Lac de Panneciere is a 15 minute drive, Lac de Chaumeçon 30 minutes. There is a sheltered backyard. The bonus is on the other side; a beautiful large garden on the flowing water of the Yonne. There is also a huge barn on this plot.

## 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.



## LOCAL TAXES

**Taxe foncière: 1600 EUR**

**Taxe habitation: EUR**

## NOTES

## DESCRIPTION

Large, double house, located in the beautiful village of Montreuillon, known for its stunning aqueduct. Lac de Panneciere is a 15 minute drive, Paris 3 hours, Calais 550 km and Utrecht 700km.

The house has a bedroom and a bathroom on the ground floor. There is a former cafe/restaurant on the left. These two houses can be filled in according to your own wishes; the property is suitable for dividing into several residential units, for use as a B&B/chambre d'hôtes, for renting out or running a cafe/restaurant yourself. You can also turn it into a large family holiday home.

On the 1st floor there is the kitchen (4 years old), the living room (25m2), 2 bedrooms of 12m2 and a bedroom of 10m2, all located at the front, bright and equipped with PVC windows with double glazing. At the back of the hallway we enter a room that now functions as a bedroom, but can easily be turned into a living room, so you can create an independent living unit. A bathroom and a bedroom (rear) are adjacent to this room. Behind the entire building there is a sheltered backyard. The big bonus is on the other side of the road; a well maintained large garden with fruit trees, a vegetable garden and a lovely terrace on the flowing water of the Yonne. There is also a huge barn on this plot that can be used for all kinds of purposes. In short; Do you want...