

Two houses, for one price! Well-located, double house with business potential and beautiful waterfront garden



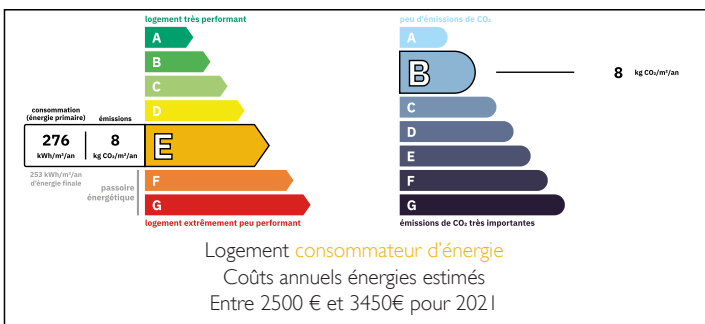
INFORMATION

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



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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.



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...

LOCAL TAXES

Taxe foncière: 1 600 EUR

Taxe habitation: EUR

NOTES