



Ref: A30461ARV58 Price: 195 000 EUR

agency fees included: 7 % TTC to be paid by the buyer (182 500 EUR without fees)

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









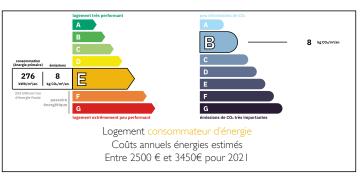




IN BRIEF

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.





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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.

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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 aquaduct. 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...