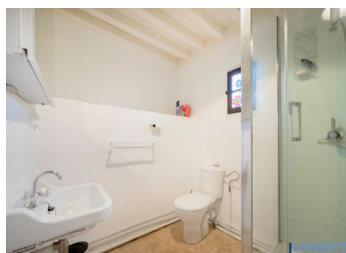


Old stone house with character in the beautiful Morvan regional park.



INFORMATION

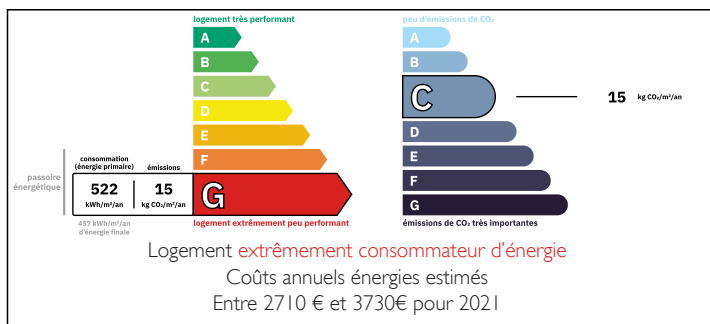
Town:	Glux-en-Glenne
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	115 m2
Plot Size:	1160 m2

IN BRIEF

Old stone house with character in the beautiful regional park of Morvan.

You will experience absolute silence here. The view is beautiful. The house itself is full of characteristic features, such as 2 beautiful fireplaces and a beamed ceiling. An extra bathroom was created on the ground floor in 2024, the second living room on the ground floor can also be used as an extra bedroom. Through a very spacious landing, which is now used as a bedroom, you enter 2 more very spacious bedrooms, 1 of which has its own bathroom. This bathroom was built in 2023. The house is now used as a second home / holiday home. Heating by means of the wood stoves and hot water by an electric boiler.

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.



DESCRIPTION

In a small hamlet, hidden in the woods near Glux-en-Glenne you will find this old stone house with character in the beautiful regional park of Morvan.

You will experience absolute silence here. The view is beautiful. From the house you can take various walks and the beautiful Bibracte museum is also nearby. For more culture, nice restaurants and a cozy market on Friday morning, go to Autun, half an hour's drive away. The house itself is full of characteristic features, such as 2 beautiful fireplaces and a beamed ceiling. An extra bathroom was created on the ground floor in 2024, the second living room on the ground floor can also be used as an extra bedroom. Through a very spacious landing, which is now used as a bedroom, you enter 2 more very spacious bedrooms, 1 of which has its own bathroom. This bathroom was built in 2023. The house is now used as a second home / holiday home. Heating by means of the wood stoves and hot water by boiler on gas.

The garden is big enough and offers plenty of room to hang a hammock or place for a big comfortable garden set.

A wonderful charming cottage style house for those who enjoy nature, silence and stunning views.

Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

LOCAL TAXES

Taxe foncière: 141 EUR

Taxe habitation: EUR

NOTES