

A house comprising: kitchen, living room, salon, shower room, toilet, office, 3 bedrooms, garage



INFORMATION

Town:	Saint-Hilaire-Fontaine
Department:	Nièvre
Bed:	3
Bath:	1
Floor:	100 m2
Plot Size:	934 m2

IN BRIEF

Ground floor:

- Living room 27m2
- Kitchen 12 m2
- Living room 11m2
- Shower room 6m2

1st Floor

- 1st Bedroom 10m2
- 2nd Bedroom 15m2
- 3rd Bedroom 12m2
- Office 7m2

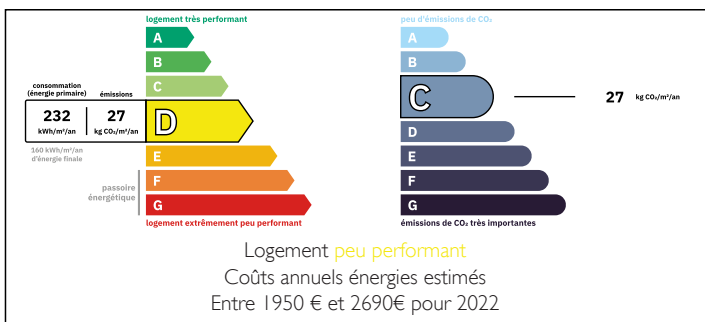
Garage 50m2

Land 934m2

Basement



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: 509 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

House very well located. Secluded in a quiet street on the edge of the forest. Only residents and local traffic pass through here. Beautiful large flat garden behind the house. Currently, there is play equipment and an above ground swimming pool in the garden. There is a large terrace behind the house from where you can see the whole garden. Next to the house is a large garage (free construction) of 50m². We enter the house through the living room. A beautiful space where there is a seating area and a large dining table. Lots of light through large windows and doors. The door to the terrace is a large PVC patio door. There is a pvc parquet floor. In this room there is a heat pump unit and there are 2 oil fired central heating radiators.

From the living room, we enter the kitchen. A room with lots of natural light. There is a large PVC window. The cooking here is done with gas. There is an electric oven. Double sink.

From the kitchen we have access to the bathroom with shower and sink. The washing machine is also located here. There is a small window that provides daylight. Right next to the shower room, we find the separate toilet.

Next to the kitchen we find a salon with wood insert. Currently, the insert is no longer used. But it is perfectly possible to start using it again after re-opening the chimney. From this room you also...