

## Charming house with a small forest for sale close to Nevers

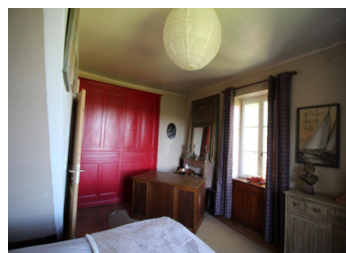
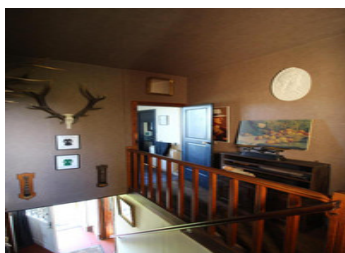
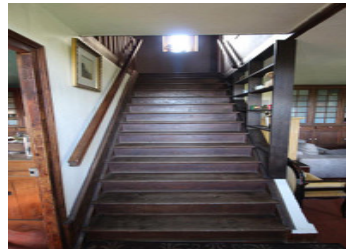
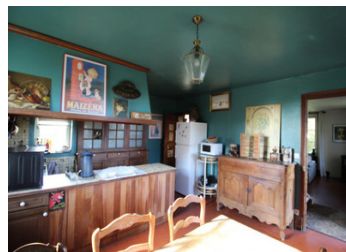


## INFORMATION

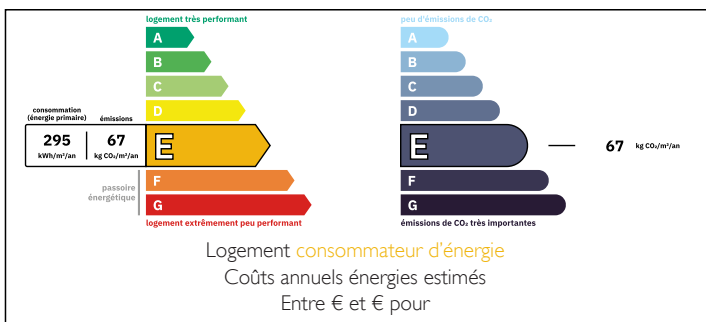
Town:	Anlezy
Department:	Nièvre
Bed:	4
Bath:	2
Floor:	117 m2
Plot Size:	7952 m2

## IN BRIEF

Beautiful property for sale with wonderful views. Close to Nevers and Corbigny. A ready to move into property.

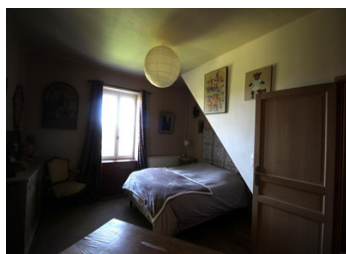
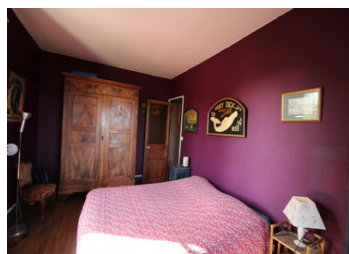


## ENERGY - DPE



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 habitation: EUR

## NOTES

## DESCRIPTION

Beautiful property for sale with wonderful views. Close to Nevers and Corbigny. A ready to move into property. Entrance into a small open hall, to your left you will find a kitchen. Behind the kitchen a storage room and WC. To your right the living room with wood burner. A large wooden staircase leading to the first floor. Here are two bedrooms and a bathroom with a shower and wash hand basin. A wooden staircase leading to the second floor, here you will find a large open plan dorm room (which can be divided in separate bedrooms). On this floor a shower room, wash hand basin and WC. On both side are Velux windows, so this second floor is full of light. Undemeath the house a cellar and a large basement (with connection for wash machines). Here you will also find the heating system. Behind the house is a double garage, an atelier and a woodshed. The garden is in front and to the side of the property with magnificent views. There is a small piece of land to the side of the house which hold a well and the drainage system for the septic tank. A path from the house leading to a small forest of almost 7000 m2. The driveway is shared with the neighbours.

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