

Typical French historical big countryhouse with adjoining gîte, large garden and various big outbuildings

EXCLUSIVE



INFORMATION

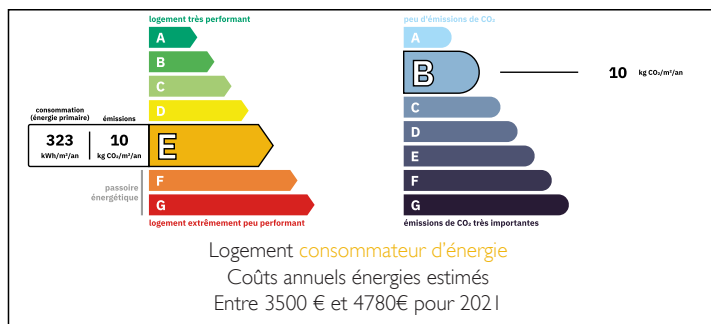
Town:	La Celle-sur-Nièvre
Department:	Nièvre
Bed:	4
Bath:	2
Floor:	220 m2
Plot Size:	3407 m2

IN BRIEF

Charming and big 18th century building, divided into a main house and a gîte. Surrounded by a large garden with several outbuildings, close to Sancerre, Chablis and the 'Côte d'Or, so if you are a winelover, this is the ideal place for you!



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.



LOCAL TAXES

Taxe foncière: 1631 EUR

Taxe habitation: EUR

NOTES

DESCRIPTION

A house with lots of charm and history and adjoining gîte.

In a small village, half an hour drive from Sancerre, lies Maison Floridor, a beautiful 18th century building, once a winegrower's house.

Surrounded by a park-like garden of over 3000 m2, bordered by a small stream and phenomenal views on hills and meadows.

The house consists of a big main building and a guest house / gîte. The main building has retained its original details with its floor tiles, beams and beautiful Jacobean windows. On the ground floor there is an open kitchen with a door to the garden, on the first floor there are 2 beautiful living rooms of 35 m2 each with a fireplace and insert fireplace, as well as a small bathroom with toilet. Finally, on the upper floor there are 2 attic bedrooms, one of which is connected to the attic of the guest house. This attic above the gîte is to be renovated completely but gives you a possibility for a big extra and special room.

The gîte has its own entrance. On the ground floor there is the living room with open kitchen and a bathroom with shower and toilet. On the first floor there are 2 bedrooms.

Underneath the entire house is the cave, where the history of the building can still be tasted. Through the cave you can go from the gîte to the kitchen of the main house. The entire house has a living area of 220 m2.

A number...