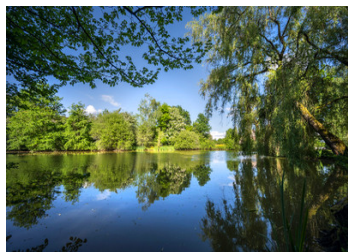


Resort with house, gîte, grange, 6 safari tents, 5 of which are fully equipped and furnished with bathroom.

## EXCLUSIVE



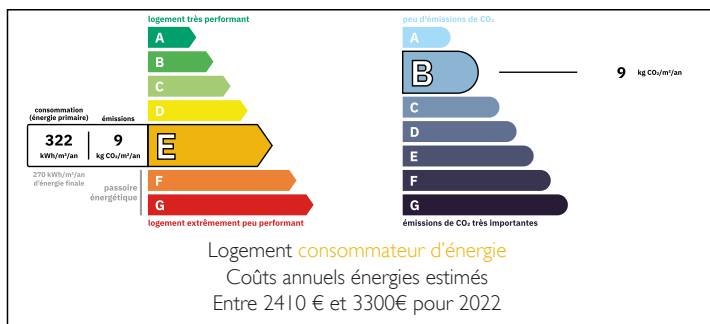
## INFORMATION

Town:	Colméry
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	180 m2
Plot Size:	33000 m2

## IN BRIEF

Domain, situated in the hills of Burgundy. With main house, adjoining gîte, 6 safari tents and various outbuildings, including a bar & reception area. On a beautiful terrain of no less than 33,000 m2. This is a ready to start, complete package. Take your suitcases and start doing business from day 1!

## 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

A true "coup de coeur"... In some places you immediately feel at home and at peace and this domain is one of them... Many guests have also appreciated this in recent years. The domain is located in the middle of the rolling fields and offers peace, space and nature. It is not without reason that the owners chose this place years ago to create their paradise here. In the meantime, a lot has happened and a beautiful, ready-to-move-in domain awaits you.

The main house on the domain is an old farm that dates from 1875. The original living area was converted into a charming gîte.

It has been renovated while retaining its authentic character.

2 bedrooms, a bathroom with shower, a separate toilet, fitted kitchen and a cosy living room with dining and sitting area and a wood stove. Above the gîte, an enormous space has been created that can be used as an office or as a workshop space, for example.

The second part of this house, with its own entrance, is currently the owners' home.

There is a new roof with 16 cm thick insulation panels and original roof tiles. The electrical system was tackled and there is now a brand new kitchen and the adjacent pantry has been refurbished and equipped with all the comforts to run the domain. Furthermore, in this house you will find a cozy living room with a wood stove with adjacent office space / study room, a spacious bathroom and a...