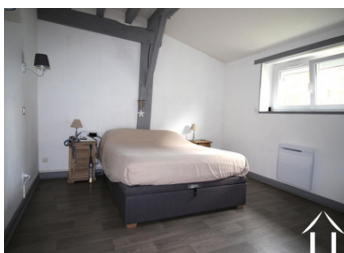


## Beautiful renovated property in the Puisaye



## INFORMATION

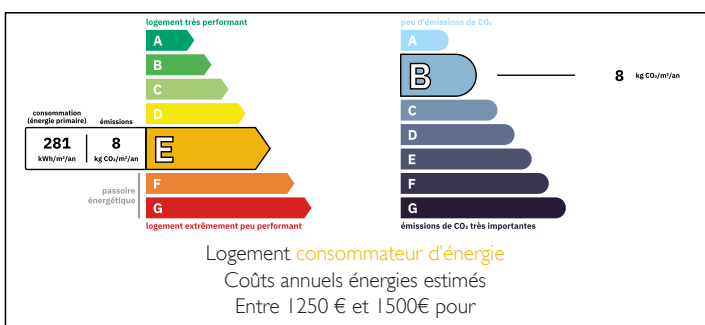
Town:	Treigny
Department:	Yonne
Bed:	3
Bath:	3
Floor:	166 m2
Plot Size:	881 m2

## IN BRIEF

Set down your luggage and begin living the dream! Completely renovated house, ready to move into in the Puisaye area. This area has inspired creative geniuses, whether they are writers, painters, potters. Explore one of Burgundy's best-kept secrets. Easy to access by car via the A6 and A77 motorways, less than 2 hours from Paris.

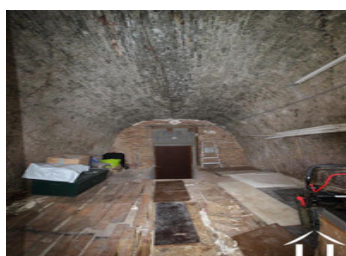
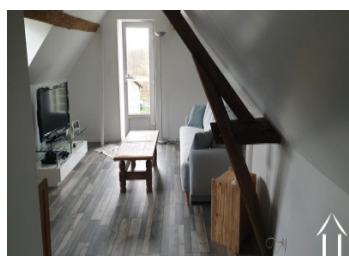
Entrance into a bright and spacious living area. Behind the living room you will find a lovely large fitted kitchen with plenty of room for a large dining table. A hallway leading to a fully renovated shower room, a bedroom and a separate WC. Here you have a practical utility room, a door to the attic (suitable for conversion) and a door to the former potter's kiln room. Further down the hallway there is the master bedroom and a fully...

## 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

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Entrance into a bright and spacious living area. Behind the living room you will find a lovely large fitted kitchen with plenty of room for a large dining table. A hallway leading to a fully renovated shower room, a bedroom and a separate WC. Here you have a practical utility room, a door to the attic (suitable for conversion) and a door to the former potter's kiln room. Further down the hallway there is the master bedroom and a fully renovated bathroom. In the bathroom you will find a shower, wash handbasin and a large storage cabinet. It is possible to install a bath in this bathroom, the plumbing and drainage are already in place. Behind the cabinet all the plumbing is in place to put in a bath if you would fancy one. The cellar (former potter's kiln room) can be accessed from the inside of the house and from the outside. There is also an adjoining garage with workshop. The house has double glazing throughout and is in perfect condition. The house is mainly heated by a large wood-burning stove that redistributes the...