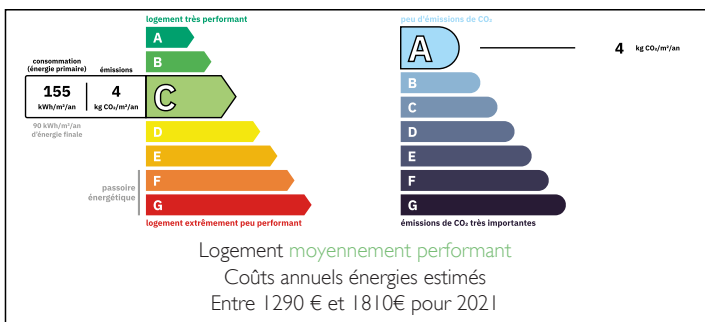


house with 2 garages, office, 4 bedrooms, 2 kitchens, 2 bathrooms, living room, large garden with pool



ENERGY - DPE



INFORMATION

Town:	Luzy
Department:	Nièvre
Bed:	4
Bath:	2
Floor:	147 m2
Plot Size:	2317 m2

IN BRIEF

Garage 1: rez de chaussée 58m², 1^e étage 33m²
Garage 2: 39m²

Rez de chaussée de la maison;

Hall d'entrée 7,5m²

Bureau 12m2

chambre 1: 10m²

Salle d'eau: 7m²

débarras: 2,5m²

wc séparée

Cuisine ouvert 35m2

Salon 18m2

Le étage:

Hall 2m2

wc séparée avec lavabo

Chambre 2: 9m2

Chambre 3: 6,5m²

Chambre 4: 13m2 avec dressing et debarras et
baignoir.

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.



DESCRIPTION

Beautiful fully renovated house with large garden and swimming pool in Luzy. The house consists of a living area with kitchen, back kitchen, lounge, 4 bedrooms, 2 bathrooms, office, 2 separate toilets, plenty of storage space and 2 large new hangars with large roller gates from which there is direct access to the living area.

This property is located in Luzy, a lively municipality in the south of the nature reserve Le Morvan. The property is located a little outside the center along a main road to Decize. But the house is built in such a way that you have little noise from the road in the house. The living area is located entirely at the back of the house. Large open kitchen followed by the lounge both offer a full view of the beautiful large flat garden with swimming pool, trees, vegetable garden, terrace.

The house has been completely renovated. There are no more works to be planned, and it is in excellent condition. Pack your bags today and move tomorrow and immediately start enjoying this beautiful house with garden and swimming pool.

This property would make an ideal property for a self-employed person who could store 2 large busses in the garages. There are 2 very large garages directly accessible from the house. In these garages everything is available to practice an independent profession, I am thinking of a painter or plumber.... The garages are accessible via 2 large automatic gates. Inside everything...

LOCAL TAXES

Taxe habitation: EUR

NOTES