

Detached house on a plot of over 3000 square metres with detached double garage. Pricedrop to 140.000!



## INFORMATION

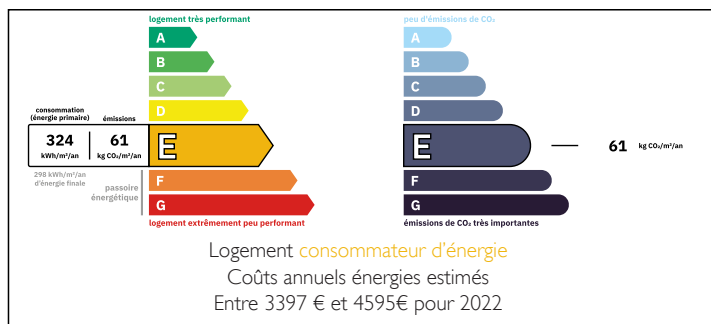
Town:	Tazilly
Department:	Nièvre
Bed:	4
Bath:	2
Floor:	100 m2
Plot Size:	3066 m2



## IN BRIEF

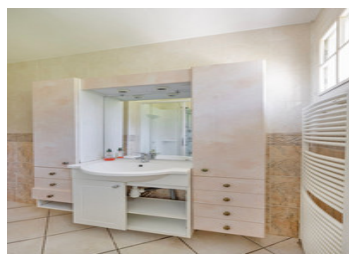
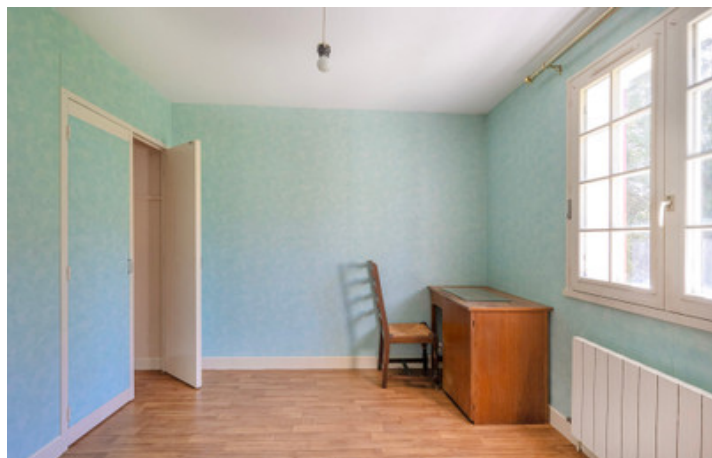
Pleasant, detached house with lots of light and no less than 4 bedrooms, 2 bathrooms, enough space under the house for storage or hobbies and a detached double garage as a bonus. Nice large garden with a view over the rolling landscape. To be renovated with many possibilities! Price is now reduced to €140,000!

## 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.



## DESCRIPTION

Nice, detached house located in Tazilly.

The house has a living area of approximately 100 m2 and consists on the ground floor of a hallway that leads to a living room, a lovely bright kitchen, two bedrooms, a shower and a toilet. Through a room you reach the upper floor via a fixed wooden staircase. Here you reach two more bedrooms and a bathroom with toilet via the landing. At the front of the entire house you will find a lovely terrace with a view. Under the house there is a large basement, which contains a garage, a boiler room and various storage rooms.

Due to the various large windows and patio doors in this house there is a lot of light.

The house is located on a plot of 3066m2 with a double, detached garage. Part of the land is not used and therefore needs some love. The basis of the house is fine, some things need to be modernized / renovated. So, to be renovated but with many possibilities! Central heating on oil combined with a wood stove in the living room. There is also a solar energy hot water supply.

This property is located just 10 minutes from the charming village of Luzy with a range of amenities including some lovely restaurants and about half an hour from the spa town of Bourbon-Lancy. From Paris it is a 4 hour drive.

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Information about risks to which this property is exposed is available on the Géorisques website...

## LOCAL TAXES

**Taxe foncière: 692 EUR**

**Taxe habitation: EUR**

## NOTES