

Village house with kitchen, living room, 3 bedrooms, 2 shower rooms. Garden, cellar, garage, shed. Well.



## INFORMATION

Town:	Luzy
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	82 m <sup>2</sup>
Plot Size:	450 m <sup>2</sup>



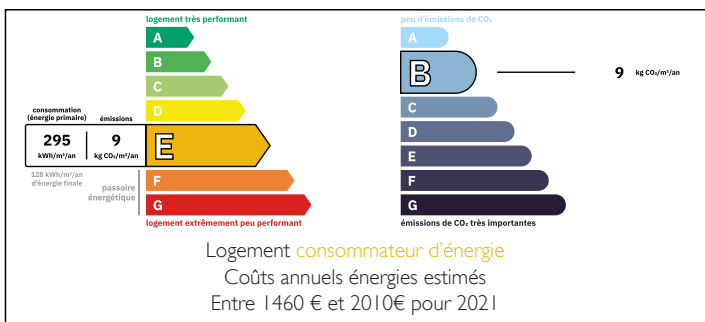
## IN BRIEF

Ground floor:  
Kitchen 17m<sup>2</sup>,  
living room 15m<sup>2</sup>,  
office 8m<sup>2</sup>,  
shower room 3m<sup>2</sup>

1st floor:  
bedroom 1: 15m<sup>2</sup>,  
bedroom 2: 5m<sup>2</sup>,  
bedroom 3: 6m<sup>2</sup>,  
shower room 4m<sup>2</sup>,  
hall 3m<sup>2</sup>,  
corridor 5m<sup>2</sup>

Basement 20m<sup>2</sup>,  
shed 12m<sup>2</sup>,  
garage 15m<sup>2</sup>,  
adjoining land 450m<sup>2</sup>

## 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 habitation: EUR

## NOTES

## DESCRIPTION

Pretty restored house on the edge of a village with all amenities. The shops are really within walking distance of less than a kilometre. Supermarket, post office, bakery, café, restaurant, pharmacy, doctor's office 2km away. Schools and sports centres within 2 km.

This house is located along a main road. The house is a little away from the road by a walled terrace in front. The garden is located further back. The garden has fruit trees and is surrounded by a hedge. There is a garage in the garden which is accessed from the rear. Next to the house is a well.

We enter the house through the kitchen. Comfortable kitchen with all necessary appliances. The stove works on gas (bottle). There is a connection for the washing machine in the kitchen. Next to the kitchen is the living room. A long space with 1 window on the street side. There is a parquet floor. There is also an Internet connection.

Behind the kitchen is a hall/office in which the stairs to the 1st floor are also located. From this room we have access to the bathroom with shower, sink and toilet.

On the 1st floor are 3 bedrooms. 2 with a double bed and a smaller bedroom with 2 single beds. There is also a 2nd bathroom upstairs, also with shower, sink and toilet. We find a landing with cupboards on the 1st floor.

There is a cellar which is accessible from the outside. A beautiful vaulted cellar,...