

Charming 4-Bedroom Pavilion in Marzy with Mature Garden & Excellent Transport Links



INFORMATION

Town:	Marzy
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	101 m ²
Plot Size:	586 m ²

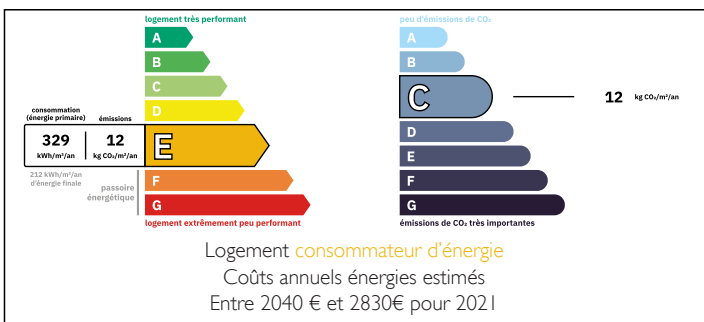


IN BRIEF

In a very quiet avenue, set on a 586m² plot with a mature garden, this 4-bedroom pavilion in Marzy (58) offers 101m² of habitable space comprising of a bright living room with fireplace, open kitchen, and practical main-floor layout. The spacious basement features a summer kitchen, large bedroom, storage rooms, shower, WC, and garage. Additional amenities include a garage, woodshed, electric gate, and awning. Heating via soft convector radiators and a fireplace insert, plus an insulated roof. Although the DPE suggests higher energy consumption, actual costs are much lower.

Marzy is a dynamic commune offering a blend of rural charm and modern convenience. Ideal for outdoor enthusiasts, the surrounding countryside provides scenic walking and cycling opportunities. With easy access to Nevers and excellent transport links, including nearby train stations and the A77 autoroute, Marzy offers a peaceful yet...

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

Set on a peaceful avenue in the heart of Marzy, this attractive villa combines comfort, space, and practicality with the charm of a mature garden.

The main level offers a bright and welcoming living area with a fireplace, opening onto an open-plan kitchen. Doors from the living area lead directly to the terrace, perfect for outdoor entertaining. Three comfortable bedrooms, a bathroom, and a separate WC complete this floor. Internal stairs lead to:

The garden level – a versatile space that includes a large multipurpose room, which also functions as a garage and is currently used as a summer kitchen and laundry. There is an additional bedroom with direct access to the garden, a shower area with WC, and ample storage rooms.

Outside, you'll find a separate garage, wood shed, and an electric gate with awning for added convenience. Heating is provided by soft convector radiators and a fireplace insert, while roof insulation enhances energy efficiency. The DPE indicates higher energy consumption than the home's actual running costs.

Location:

Marzy offers a wonderful balance of rural calm and modern living. The commune has all essential amenities — shops, bakeries, and schools — along with heritage landmarks such as the Romanesque Église Saint-André and the Chapelle Saint-Martin. The surrounding countryside invites walking and cycling, and nearby Nevers provides easy access to train stations and the A77 autoroute.

A peaceful yet dynamic town in a well-connected setting — perfect for a comfortable family home or a relaxing countryside retreat.

Information about risks to...

LOCAL TAXES

Taxe habitation: EUR

NOTES