

A surprising house with plenty of interior space and a lovely city garden.



## INFORMATION

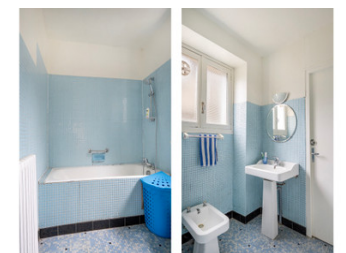
Town:	Dornecy
Department:	Nièvre
Bed:	4
Bath:	1
Floor:	134 m2
Plot Size:	2312 m2



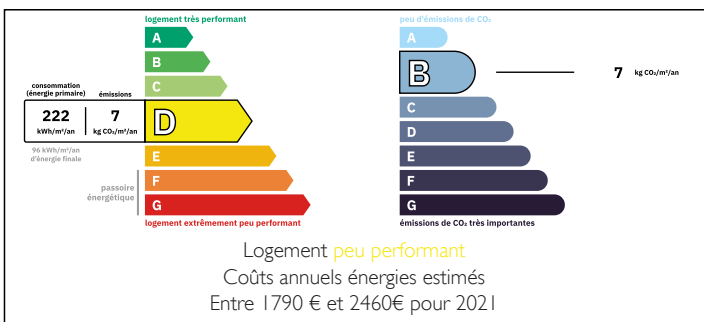
## IN BRIEF

A spacious village house with four bedrooms, two living rooms, a kitchen, and an attached garage. A large, long city garden. A house with many possibilities.

The house is being sold including all furniture.

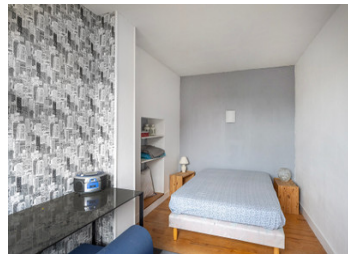


## ENERGY - DPE



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

A semi-detached village house with a perhaps somewhat unusual layout. You enter through a small hallway adjacent to the bathroom. Through this hallway, you enter the spacious kitchen/diner, which can be furnished to your own taste and preferences. This part of the house also contains a living room, a toilet, and two bedrooms. From here, you can access the other part, the second house, and then enter a hallway with a small kitchen unit. Downstairs, there's another small living room, and upstairs, two more bedrooms. You'll truly appreciate the house and its layout by taking a look around. The house borders a shared courtyard. Through this courtyard, you enter the large, long city garden with a small shed, which could also be used as a summer kitchen. This house also comes with several additional small plots of land above and just outside the village, which could potentially be used as a vegetable garden. It's a house that needs some love and attention, but it would certainly make a wonderful family home or holiday home!

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Information about risks to which this property is exposed is available on the Géorisques website : <https://www.georisques.gouv.fr>

## LOCAL TAXES

Taxe habitation: EUR

## NOTES