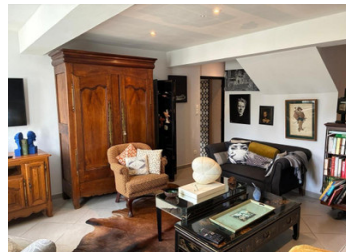


Ideally located renovated farmhouse in the Morvan nature park



INFORMATION

Town:	Villapourcon
Department:	Nièvre
Bed:	5
Bath:	2
Floor:	190 m2
Plot Size:	4485 m2



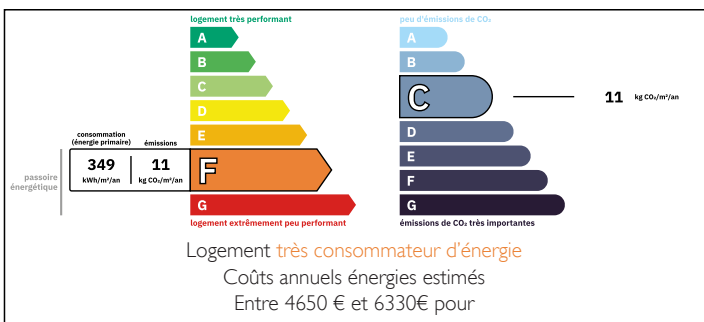
IN BRIEF

This charming renovated farmhouse is located at the end of a quiet cul-de-sac near a picturesque village in the beautiful Morvan Natural Park. The property offers lovely views over the valley from the large garden and provides plenty of space for a permanent residence or a holiday home for a large family or guests.

The house features a welcoming kitchen-living area, several living spaces, a bathroom and utility room on the ground floor, and bedrooms with a bathroom and toilet upstairs. There is also access to an attic that can be further developed.

Additional features include a separate garage, a workshop with many possibilities, a well-maintained garden with a large lawn, a covered summer kitchen, and a wood storage area.

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.



LOCAL TAXES

Taxe habitation:

EUR

NOTES

DESCRIPTION

Just a short distance from a charming village, at the end of a quiet cul-de-sac, you will find this lovely farmhouse. Set in the beautiful landscape of the Morvan Natural Park, the property offers lovely views of the valley from the garden. If you are looking for a spacious home for a holiday residence or a permanent home, with plenty of space for a large family or guests, this farmhouse could be exactly what you are looking for.

The property is located on the edge of the village, surrounded by nature, with beautiful views of the valley from the large garden.

Entering the warm and welcoming kitchen-living room feels like receiving an immediate friendly welcome in this charming renovated farmhouse. From the kitchen-living room, with access on one side to the utility room and the bathroom with toilet, you reach the living room through a passage, where a staircase at the back leads to the upper floor. In the living room, another passage leads to a second living area with a separate utility room and an exterior door.

The staircase leads to the upper floor where the bedrooms are located, along with a bathroom and toilet, as well as access to the attic which could be further converted.

The property also includes a separate garage and a workshop offering many additional possibilities.

The garden is well maintained with a large lawn and, at the back of the house, a covered summer kitchen.

On the side of the building, there is...