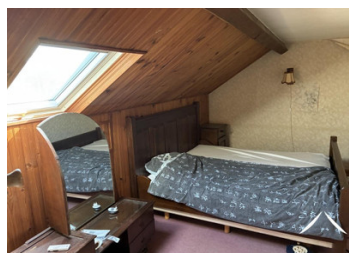
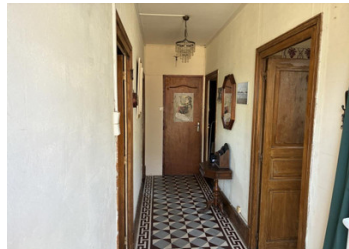


## Sympathetic village house with many possibilities



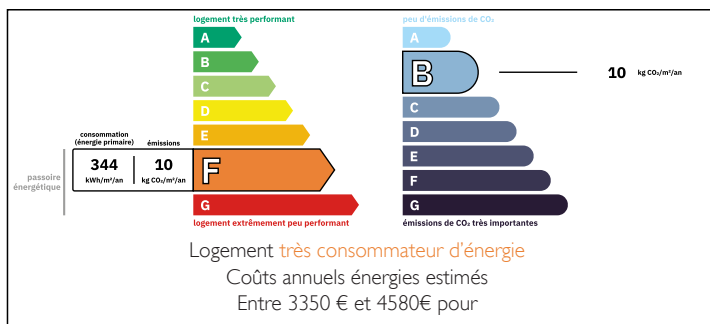
## INFORMATION

|             |               |
|-------------|---------------|
| Town:       | Mont-et-Marré |
| Department: | Nièvre        |
| Bed:        | 3             |
| Bath:       | 1             |
| Floor:      | 110 m2        |
| Plot Size:  | 1550 m2       |

## IN BRIEF

Charming village house located on the outskirts of a picturesque village in the green Bazois region, overlooking the Nièvre Canal valley. The property offers a spacious layout with a kitchen, living room, bathroom, three large bedrooms, a piano room, and a summer kitchen. Outside, a large partially sloping garden enjoys beautiful valley views. Additional features include a cellar with a recently installed pellet-fired central heating system, attached storage rooms, and rear garden access via a right of way across the neighbouring property. A property full of potential to create a wonderful countryside home.

## 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

Located on the outskirts of a charming village in the lush Bazois region, this delightful village house is situated in the Nièvre Canal valley. Thanks to its spacious layout and the large rear garden with magnificent views over the valley, this property offers many possibilities to create your own little paradise.

The entrance hallway provides access to the spacious kitchen on one side and the living room on the other. Further along the hallway, there is a bathroom with toilet and an additional staircase leading to the upper floor.

Upstairs, there are three large bedrooms. From the hallway on the ground floor, there is also access to the rear part of the house, featuring a piano room and a sitting room with a summer kitchen.

At the back of the property, a beautiful partially sloping garden offers stunning views over the valley. The garden also provides access to the cellar, where a recently installed pellet-fired central heating system with a pellet silo is located.

In addition, there is an attached storage room at the rear and a separate storage building (in poor condition). A right of way across the neighbouring property provides access to the rear garden.

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

## NOTES