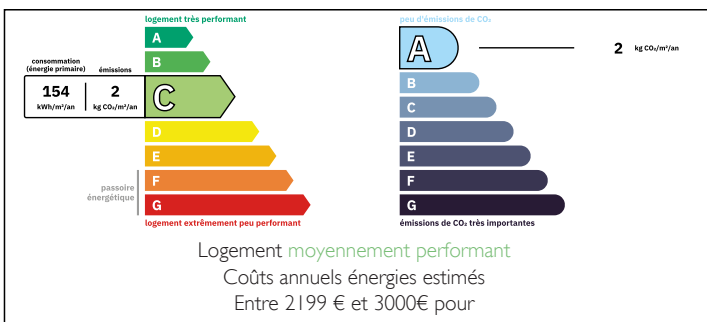


Beautiful stone house Full of charm & potential



ENERGY - DPE



INFORMATION

Town:	Raveau
Department:	Nièvre
Bed:	4
Bath:	2
Floor:	201 m ²
Plot Size:	2070 m ²

IN BRIEF

Nestled in the peaceful village of Raveau, less than two hours from Paris and close to the A77 motorway, this charming 19th-century stone house offers approximately 201 m² of living space on a beautifully landscaped and fully enclosed 2,070 m² garden.

The property features a spacious 52 m² living and dining room with a fireplace, a fully fitted kitchen, a ground-floor bedroom with dressing room, a shower room, and utility areas. Upstairs are two large bedrooms, a home office landing, and access to a stunning 40 m² covered terrace with panoramic countryside views. A separate self-contained studio with its own bathroom provides ideal guest or rental accommodation.

Outside, the property benefits from several terraces, a detached garage, a garden shed, and mature trees, creating an attractive and private setting.

Additional features include aluminium double glazing, a recently installed reversible air-to-air heat...

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

Nestled in a peaceful area of the village of Raveau, this charming 19th-century stone property enjoys a convenient location less than two hours from Paris and close to the A77 motorway. Local shops, schools, and amenities in La Charité-sur-Loire are just a short drive away.

Offering approximately 201 m² of living space, the house sits on a beautifully maintained and fully enclosed 2,070 m² landscaped garden with mature trees, several outdoor living areas, outbuildings, and a detached garage.

Ground Floor

The entrance opens into a hallway leading to a generous 52 m² living area, comprising a 25 m² sitting room with a fireplace, perfect for cosy evenings, and a bright 27 m² dining room featuring a large picture window overlooking the garden and terrace.

Adjacent to the living area is a fully fitted independent kitchen of 19 m², together with a utility room and an 8 m² storage room.

A recently renovated shower room with WC is also located on this level.

The ground floor also includes a spacious 28 m² bedroom with its own walk-in dressing room.

First Floor

Upstairs, a large landing serves as a home office and includes a separate WC. It leads to two generous bedrooms measuring 19 m² and 26 m².

A hallway also provides access to a magnificent 40 m² covered terrace offering panoramic views over the surrounding countryside and the Bertranges Forest.

From here, you reach a fully self-contained 20 m² studio complete with its own bathroom and WC, making it ideal for guests, extended family, or...

NOTES