LEGGETT IMMOBILIER INTERNATIONAL

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Ref: A48294SAL89 Price: 125 000 EUR

agency fees to be paid by the seller

# A Characterful Detached Four-Bedroom Home with Gardens, Workshop and Extra Land

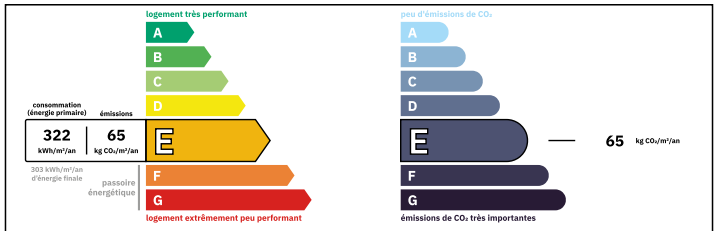
## INFORMATION

| | |
|---|---|
| Town: | Brosses |
| Department: | Yonne |
| Bed: | 4 |
| Bath: | 1 |
| Floor: | 135 m2 |
| Plot Size: | 701 m2 |

## IN BRIEF

Detached four-bedroom country home in a quiet hamlet between Vézelay and Avallon. Full of original character, it features a spacious living room with exposed beams and an open fireplace with bread oven, plus a galley kitchen, workshop and double garage. Outside, enjoy front and rear gardens, a separate cellar and an additional plot with a large wood store and stream. Châtel-Censoir, with a shop, post office, pharmacy and railway station, is around 6 km away. The house is habitable but would benefit from updating and a heating system, offering the opportunity to create a welcoming home or countryside retreat.

## ENERGY - DPE




Logement consommateur d'énergie
Coûts annuels énergies estimés
Entre 3960 € et 5410€ pour 2023

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.

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## LOCAL TAXES

| | |
|---|---|
| **Taxe foncière:** | **678 EUR** |

## NOTES

## DESCRIPTION

Welcome to this much-loved, comfortable home in the countryside. Set in a hamlet between the historic towns of Vézelay and Avallon, the property is reached by a small lane used only by a neighbouring property and a farm, so there is very little passing traffic. The house is detached and full of original features that add character and charm.

The entrance door opens directly into the living room, which has a large open fireplace incorporating a bread oven, a beamed ceiling, a door leading directly to the rear garden and an open staircase to the main bedroom. A separate door leads through to the kitchen.

The galley-style kitchen has a gas hob and could benefit from refurbishment. A large front-facing window lets in plenty of natural light. Stairs in the kitchen lead up to the landing, and a door opens into a separate lobby area. Subject to planning consent, this area could be opened up to form part of the kitchen.

The lobby has a rear-facing window and a door to the workshop, and another door opposite leading to the double garage.

Two windows bring light into the workshop from the rear and side garden areas.

The garage has space for two vehicles and contains the hot-water tank.

Upstairs, three bedrooms, a shower room and a separate WC lead off the landing.

Bedroom two has a window overlooking the rear garden.

Bedroom three is a larger square room overlooking the front of the property.

Bedroom four has a door opening onto the garden...