

House with living room, dining room, kitchen, 2 bathrooms, 3 toilets, cellar, 3 bedrooms, garage and garden.



## INFORMATION

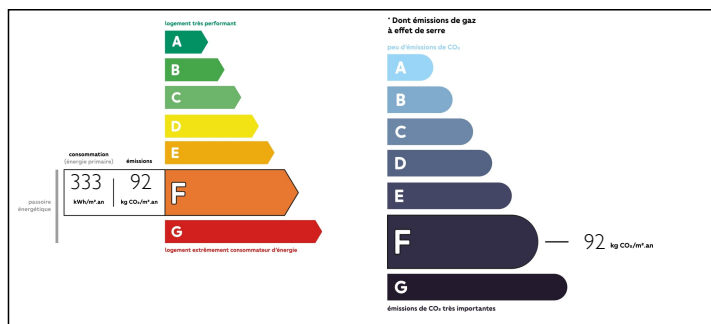
Town:	La Nocle-Maulaix
Department:	Nièvre
Bed:	3
Bath:	2
Floor:	122 m2
Plot Size:	1319 m2



## IN BRIEF

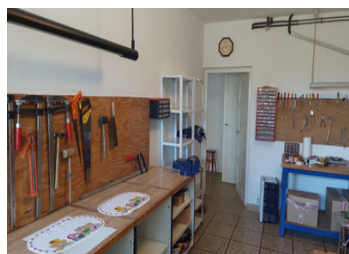
Ground floor: Living room 21m2 Hallway 8m2 Kitchen 7m2 Shower room 5m2 bedroom 1 12,5m2 dining room 13,75m2 separate toilet 1st floor: bedroom 2 20m2 shower room 3,5m2 separate toilet bedroom 3 8,5m2 Cellar: workshop 17m2 laundry room 11m2 Cellar with oil tank separate toilet

## 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 foncière: 628 EUR**

## NOTES

## DESCRIPTION

Beautiful village house from the 50s-70s. Located on the edge of a quiet village in the south of Burgundy. Beautiful views over the countryside and fields.

The garden is completely closed and south facing. At the back of the garden is a garage with a carport for 2 cars.

The house is built in 3 floors.

On the street side you enter the ground floor part of the house. You enter the house through a beautiful spacious entrance hall. From here you enter the central corridor. From this corridor you have access to all rooms on the ground floor. In this hallway is a high ceiling, tiled floor and there is a radiator of the oil central heating.

There is a dressing where the coats and shoes can be stored, right next to the front door.

The living room with 2 high windows and a double patio door making it a very bright space. Here you can sit comfortably by the fireplace with wood stove. The ideal place to enjoy a good book by the crackling fire during the colder winter months. There are also 2 radiators of oil central heating in this room. The room has a high ceiling. There is a light-coloured tiled floor.

The kitchen also has a beautiful light-colored floor. The back of the kitchen consists of glass doors so that a lot of light enters and it is pleasant to work in this kitchen. There is a double sink. It is cooked on a...