

Property with numerous buildings, ideal tourism activity, on a plot of 3 hectares.

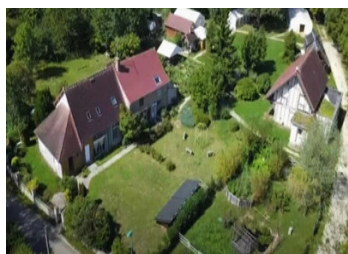


## INFORMATION

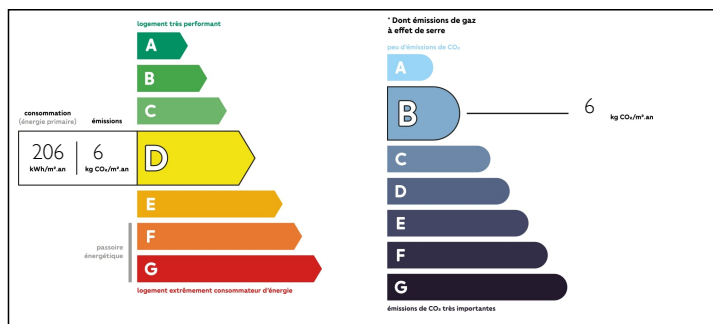
Town:	Saint-Vérain
Department:	Nièvre
Bed:	12
Bath:	9
Floor:	412 m2
Plot Size:	30715 m2

## IN BRIEF

This property boasts a variety of buildings and holds immense potential as an Ecocentre, camping ground, or gîtes. Among its features are private accommodations, a bioclimatic straw-bale building with a wooden frame, sanitary facilities, wooden chalets, and three paligloos. Situated on a generous plot spanning 30,715 m<sup>2</sup>, the property is equipped with solar panels, a wind turbine, lush gardens, an apiary, and more. Nestled in the heart of the Burgundy region of France, this property presents an exceptional opportunity for tourism activities. Positioned just 15 km away from Cosne-Cours-Sur-Loire, a vibrant town offering a plethora of attractions and amenities, it enjoys an ideal location for welcoming guests and exploring the rich cultural and natural landscapes of the region. Historical and architectural towns and villages surround you.



## 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 in the heart of the Burgundy region this property offers plenty of opportunity to create a unique tourism activity. The property has numerous buildings comprising of :

A building with a private section comprising :

Ground floor:

entrance hallway with shower room and laundry room

kitchen

living room with woodburner

second hallway with toilet and stairs to the 1st floor

large room with patio doors

1st floor:

hallway with storage cupboards and four bedrooms.

Returning to the ground floor: independent entrance with a small kitchen, bedroom, shower room with toilet.

1st floor private entrance: three bedrooms, each with en-suite shower room and toilet, and a storage area with a corner kitchen.

A bioclimatic straw-bale building with a wood frame, comprising :

Ground floor:

entrance hall

large room ideal for a restaurant, with large patio doors

kitchen

study

shower room and a dry toilet

1st floor (this floor has a separate entrance and could be used as a gîte):

shower room with a dry toilet

four rooms

A wooden building houses the sanitary facilities of 8 washbasins, 4 showers, 4 dry toilets with conveyor belt, and a solar water heater.

## LOCAL TAXES

Taxe foncière: 1072 EUR

## NOTES