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## Lovely family home close to the town center

La Charite Sur Loire , Nièvre , Bourgogne-Franche-Comté



# €368,000

inc. of agency fees

6 Beds   3 Baths   200 sqm   0.21 ha

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### At a Glance

<b>Reference</b>	MFH-BUR-LB5492N	<b>Near to</b>	La Charite Sur Loire	<b>Price</b>	€368,000
<b>Bed</b>	6	<b>Bath</b>	3	<b>Hab.Space</b>	200 sqm
<b>Land</b>	0.21 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

This beautiful character family house is situated in a quiet area close to schools and the town center of La Charité sur Loire overlooking the Loire River and valley. 4 bedrooms plus guest wing. Heated pool!

This family home was built in 1939.

The entrance open into a large hallway, leading to a bright and cozy dining room, a 29 m2 living room with

fireplace and oak floors opening onto a veranda ideal to have breakfast in the morning. A fitted and equipped independent kitchen, a bedroom or office and its adjoining bathroom, WC.

A magnificent oak staircase leads to a landing, 2 master suites with cupboards or dressing rooms and their bathroom or shower room/WC, 2 bedrooms, one with sink and a separate WC.

On the 2nd floor, convertible attic.

The house is built on a semi-buried basement consisting of a double garage with electric doors, a summer kitchen/laundry room opening onto a shaded terrace, a bedroom, WC, cellar and boiler room.

A heated and secure 9×4.5 swimming pool and an outbuilding complete this property. Situated on a 2,097 m<sup>2</sup> plot with lovely view.

## Summary

Property type:	Apartment
Bedrooms:	6
Bathrooms	3
Price	€368,000

## Key Information

Internal Area:	200 sqm
Land Area:	0.21 ha
Property Features:	
• Energy Consumption:	180

## Location: Bourgogne-Franche-Comté



# Gallery





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Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

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