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## Lovely property with guest house near Varzy

Varzy , Nièvre , Bourgogne-Franche-Comté



# €305,000

inc. of agency fees

5 Beds   3 Baths   274 sqm   0.13 ha

Lovely property with guest house  
near Varzy

### At a Glance

<b>Reference</b>	MFH-BUR-LB5507N	<b>Near to</b>	Varzy	<b>Price</b>	€305,000
<b>Bed</b>	5	<b>Bath</b>	3	<b>Hab.Space</b>	274 sqm
<b>Land</b>	0.13 ha	<b>Pool</b>	No	<b>Land Tax</b>	N/A

### Property Description

Beautiful property situated in a little village close to Varzy and Clamecy cities with all amenities. With a holiday home connected to the main house. Local vineyards and great forest around the corner. Don't miss this opportunity.

Entrance into a hallway which gives access to a corridor. Access to two large utility rooms.  
A corridor leading to the living room and dining room. A well equipped kitchen and a door leading to a terrace.

From the dining room a wooden staircase leading to another large living space. This living space gives access to a corridor and two bedrooms, a bathroom and behind this bedroom a large attic, which could be transformed into another bedroom.

On the ground floor a corridor leading from the living room to a large bathroom and an office.  
Connected to the main house but with a separate entrance a lovely gite, with two bedrooms, a bathroom, fully equipped kitchen and living room.

There are several outbuildings on the premises, a garage a garden shed, a technical room and boiler room.

The garden is beautiful with many terraces and lovely flowers and fruit trees. A little piece of heaven.

Please do not hesitate to contact me for any further photos or more information.

## Summary

Property type:	Apartment
Bedrooms:	5
Bathrooms	3
Price	€305,000

## Key Information

Internal Area:	274 sqm
Land Area:	0.13 ha
Property Features:	
• Energy Consumption:	71

## Location: Bourgogne-Franche-Comté



## Gallery







As Featured in

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We provide support based on our extensive experience and that of our bilingual experts to ensure that all aspects of your property purchase run smoothly.

## Contact us on:

**0845 123 5885** (UK only local rate) / **+44 (0) 113 216 4066**,  
or email us at **bonjour@my-french-house.com**.

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The purchase process typically starts once you've visited a property with one of our agents and you made an offer on a property. Once your offer has been accepted, the property will come off the market and our local bilingual expert will liaise with you and the notaire. The compulsory searches are at the charge of the owner / vendor and are carried out at this stage.

You would have already been informed about the property taxes and legal fees (that incl. the stamp duty). The agency fees are already included in the listed price on this document, there's no premium for the superior service we offer. You don't have to pay the deposit until the 'pre-contract' has been signed, and the 10 days calling off period has expired. It takes an average of three months to buy a property in France.

For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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my-french-house was by far the best online guide I found – and I trawled them all – to buying a house in France. It answers all your first questions practically before you've thought to ask.

**C. BAUER – Sunday Times**

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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