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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

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



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